Canyon County Hearing Examiner
Hearing Date: October 22, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	SD2026-0001
APPLICANT:	Ackerman-Estvold
OWNER:	Six Point Development/Tillman LLC
APPLICATION:	Preliminary Plat – Tillman Ridge Subdivision
LOCATION:	15453 Karcher Road (SH-55), Caldwell Parcel R32862 (62.11 acres)
PLANNER:	Dan Lister, Principal Planner
DSD RECOMMENDATION:	Approval

REQUEST:
The applicant, Tillman LLC, represented by Ackerman-Estvold, requests approval of the Tillman Ridge Subdivision preliminary plat on Parcel R32862. The subdivision includes 49 residential lots and a common lot. The 62.11-acre property is adjacent to 15453 Karcher Road, Caldwell, also referenced as part of the NE¼ quarter of Section 16, T3N, R3W, BM, Canyon County, Idaho.

The applicant is requesting a waiver of city subdivision requirements. The City of Caldwell does not oppose, except for the subdivision to meet city landscaping requirements. A landscaping plan has been submitted and reviewed by the City of Caldwell (**Exhibit B.8**).

PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-17-09 (Preliminary Plat Criteria), Idaho Code §67-6513, and §09-01-25 (Caldwell Impact Area).

BACKGROUND:
On August 6, 2025, the property was conditionally rezoned to "R-1" (Single Family Residential) subject to the following development agreement conditions (RZ2022-0012, **Exhibit C.5**):

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subdivision of the subject parcel, R32862, shall maintain an average lot size of 0.75 acres. The development shall be served by a community water system or city services.
3. The subdivision will provide fire hydrants as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.
4. The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

HEARING CRITERIA:

Table 1. Preliminary Plat Standards of Evaluation – CCCO §07-17-09

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Application: The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.**
Staff Analysis	The application was submitted on January 9, 2026. Preliminary plat summary and consistency review per CCCO §07-17-09(1)A through F was completed on September 29, 2026, based on the 4th revision (See **Exhibit C.2a** *for details*): **Summary of Review – Tillman Ridge Subdivision:** • Total Acreage: 62.11 acres (54.1 acres after public road dedication). • Total Number of Lots: 48 residential lots, 1 common lot for community wells and subdivision drainage pond. • Zoning: "CR-R-1" (Conditional Rezone - Single-Family Residential; RZ2022-0012, **Exhibits C.5**): o Development Agreement Condition #3 requires fire hydrants to be installed. The applicant finds that other options, based on the fire district review, allow fire sprinklers to be installed in each home in lieu of fire hydrants (**Exhibits B.7 & C.2b**). However, based on the signed findings and Board of County Commissioner minutes (**Exhibit C.5**), the Board required fire hydrants to be installed. Additionally, Caldwell Fire District requires hydrant notes to be added on the plat (**Exhibit D.3**). Therefore, conditions no. 1 & 7 have been included to ensure fire hydrants are shown, installed, and approved by the fire district prior to signing of the final plat. • Roads/Access: ITD permitted a right-in-right-out (RIRO) approach onto Karcher Road subject to right-of-way dedication. The second approach is located on Kimball Avenue using Vista Drive, a local public road, to access the 10th Avenue/Karcher intersection. Interior roads will be improved to meet HD4 local road requirements (**Exhibit D.1**). All roads are public and will be constructed per Highway District #4 and City of Caldwell standards (Plat Notes #7 & 8, **Exhibit B.7**). A stub road is provided to the south parcel to accommodate future development (**Exhibit B.7**). o Per Plat Note #10 (**Exhibit B.7**), no lot shall have direct access onto SH-55 (Karcher Road) or S. Kimball Avenue. o Per Plat Note #9 (**Exhibit B.7**), existing and proposed irrigation and utilities cannot encroach on S. Kimball Avenue. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (Link provided on Page 8 as part of **Exhibit C.5**).* • Area of City Impact: City of Caldwell Planning and Engineering provided comments (**Exhibit D.7**). The city requires the development to meet city landscaping requirements. A landscaping buffer along Karcher Road. A 35-foot buffer is proposed within the SH-55 right-of-way and along the frontage of the internal public roads (**Exhibit B.8**). The city requests that the buffer extend 10 feet into the development to ensure landscaping remains if the SH-55 right-of-way is ever used for future expansions, which is not shown in the landscaping plan. *See Condition #4.* • Water/ Sewage Disposal: Water will be provided via a community water system. Two community wells will be located on Lot 5, Block 1 (**Exhibit B.7)**. The water system shall be approved by Idaho Dept. of Environmental Quality and the City of Caldwell (**Exhibit D.7b**). Per plat note #2 (**Exhibit B.7**),	

	individual septic systems will be provided subject to Southwest District Health review and approval (**Exhibit D.4**). • Irrigation: Irrigation will be provided via existing irrigation pumps located near the southeast corner of the subdivision. New irrigation piping will extend to each lot (See Sheet 5 of the preliminary plat (**Exhibit B.7**)). The applicant provided information demonstrating that the property has enough water rights and pumping capacity to serve the development (**Exhibit B.4**). • Drainage: A drainage retention pond is proposed on Lot 5, Block1 and within an easement on Lot 4, Block 3 (**Exhibits B.3 & B.7**). Per Plat Note #4 (**Exhibit B.7**), street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 50, Block 1. Individual lots are required to maintain their own runoff onsite. Plat Note #11 requires the homeowner's association and underlying property owners to be responsible for the facility and its maintenance (**Exhibit B.7**). • Utilities: Per plat notes #1 and 6 (**Exhibit B.7**), utilities and drainage easements, 5' wide at each interior lot line and 10' wide at public right-of-way and at subdivision exterior boundaries, are shown. Power, gas, and communications utilities layout will be designed by the corresponding utility company.	
Criteria Met? **Yes**	**2**	**Acknowledgment: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.**
Staff Analysis	On January 9, 2026, the application and plat were accepted by DSD (**Exhibit B**).	
Criteria Met? **Yes**	**3**	**Agency Review: A: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, approval of the preliminary plat by such department or agency will be considered to be granted.**
Staff Analysis	Affected agencies were notified on April 23, 2025 (courtesy notice) and April 30, 2026 (hearing notice). The following agency comments were received: • Highway District #4 (**Exhibit D.1**): The property fronts SH-55/Karcher Road and Kimball Avenue. SH-55 is classified as a principal arterial. Kimball Avenue is classified as a local road.SH-55 is under construction, with improvements to be completed in 2027. The request is anticipated to generate 523 daily trips with 39 AM peak hour trips and 51 PM peak hour trips. The TIS did not identify any significant increases in delay from the development. Traffic mitigation for the development will be through right-of-way dedication, frontage improvements, and impact fees. Frontage improvements include Kimball Avenue/Vista Drive widening and runoff being captured on Block 3, Lot 4. Dedication of right-of-way includes the frontage along SH-55 and a 30' width along the frontage of Kimball Avenue. HD4 recommends approval subject to conditions that can be addressed at the time of final plat. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (Link provided on Page 8 as part of Exhibit C.5*). • Boise Project Board of Control (**Exhibit D.2**): Forest Canal lies within he boundary of the subject property. A federal easement of 25 feet northwest and 25 feet southwest of the Forest Canal's centerline. Development, landscaping, fencing, gates, and pathways must be located outside of the easement. Any piping or crossing of the canal must be approved in writing by the irrigation district. • Caldwell Rural Fire District (**Exhibit D.3**): The district has review and can approve the preliminary plat subject to meeting water supply, street identification, access road, and turnaround requirements. The nearest station is located at 12724 E. Ustick Road, Caldwell, approximately 2.7 miles from the development (response time of 6 minutes). An email was provided to the applicant stating fire	

	hydrants are required unless each dwelling includes fire sprinklers (**Exhibit C.2b.1**). However, the last comment from the fire district requires fire hydrants to be noted on the plat (**Exhibit D.3**). • Southwest District Health (**Exhibit D.4**): No concerns. Southwest District Health will make sure it complies with IDAPA requirements prior to signing the final plat (Condition #6). The property is outside a designated nitrate priority area, so a nutrient pathogen study is not required. • Vallivue School District (**Exhibit D.5**): The development will be served by West Canyon Elementary School, Vallivue Middle School, and Vallivue High School. Based on growth projections, most Vallivue schools will have capacity issues by 2029. ▪ *As part of the analysis for RZ2022-0012, Vallivue School District identified that Wast Canyon Elementary School does not/would not have capacity issues (Link provided on Page 8 as part of Exhibit C.5*). • Idaho Transportation Department (**Exhibit D.6**): A TIS was reviewed and approved. One full access approach onto SH-55 (Karcher Road) is requested. *See Condition #3a*. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (Link provided on Page 8 as part of Exhibit C.5*). • City of Caldwell (**Exhibit D.7**): *See Table 3 of this report.*

Table 2. Commission Review – CCCO §07-17-09(4)

Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The ordinance and standards used in evaluating the application.**
Staff Analysis	A. Idaho Code Section 67-6513 (Subdivisions), B. Idaho Code Sections 50-1301 through 50-1329 (Platting), C. Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and D. Canyon County Code of Ordinances (CCCO), Chapter 7, Article 17 (Subdivision Regulations).	
Criteria Met? **Yes**	**2**	**Recommendations for conditions of approval that would minimize adverse conditions, if any.**
Staff Analysis	The following conditions are recommended: 1) All subdivision improvements (public or private roads, irrigation, landscaping, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. Public roads and community water system cannot be bonded. a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning. i. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.	

	ii. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat. 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 3) Development shall comply with the requirements of the local highway district (**Exhibit D.1**). Evidence shall include the final plat approval document and the highway district's signature on the final plat. a. ITD review and approval of the final plat and construction drawings are required before the Board signs the final plat (**Exhibit D.6**). Evidence shall be written approval from ITD. 4) Development shall comply with the requirements and landscaping standards/conditions of the City of Caldwell (**Exhibit D.7**). Evidence shall include the city engineer's signature on the final plat. 5) Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat. 6) Development shall comply with Southwest District Health requirements (**Exhibit D.4**). Evidence shall be Southwest District Health's signature on the final plat. 7) Development shall comply with access and fire hydrant requirements of the Fire District. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat. 8) Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited. 9) Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service. 10) Prior to final plat signing, provide documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs. 11) Before the hearing of the preliminary plat by the Board of County Commissioners, the following must be corrected (**Exhibit C.2a**): a. Correct the lot count. The cover says 50 total, while Sheet 3 says 49 total. The average lot size differs too: 46,293 ft² on the cover vs. 46,342 ft² on Sheet 3. b. Correct road details. Sheet 2 still depicts 3:1 gravel borrow slopes; Sheet 4 depicts 4:1. HD4 specifically required 4:1. 12) Development shall comply with irrigation district requirements (**Exhibit D.2**). A letter from Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.	
Criteria Met? **Yes**	**3**	**The reasons for recommending the approval, conditional approval, modification, or denial.**
Staff Analysis	*See Table 1 and Table 2, Sections 1 & 2.*	
Criteria Met? **Yes**	**4**	**If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.**
Staff Analysis	Denial is not recommended due to the preliminary plat meeting all required standards, subject to conditions of approval.	

Table 3. Area of City Impact - Caldwell

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-01-25(3)**	**The following procedures shall be adhered to in processing applications within the Caldwell area of city impact:** **(3) Subdivision Plat Applications: All subdivision plat applications shall be processed as provided for in this code, and as provided for in subsection 09-01-17(3) of this article.** • **CCCO §09-01-25(3) Comprehensive Plan Amendment Proposals: Notice of all proposals to amend the county comprehensive plan, which may pertain to the Caldwell area of city impact but which do not originate from the city of Caldwell, shall be given to the city of Caldwell community development director at least thirty (30) calendar days prior to the first county public hearing at which such proposal is considered by the county, and the city of Caldwell may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the City of Caldwell at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the City of Caldwell, the recommendation shall be given consideration by the county, provided it is factually supported. Such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Caldwell**
Staff Analysis	A JEPA (Joint Exercise of Power Agreement) notice was sent to the City of Caldwell on January 16, 2026, and September 22, 2026. The following comments were provided: - City Planning (**Exhibit D.7a**): The requested development is inconsistent with the city's development plans for the area, but the city does not oppose the development due to the proximity to existing single-family development, subject to the development including a 35' street landscaping buffer in accordance with Caldwell City Code 10-02-09-5(11) along Karcher Road. o The property is approximately 1,200 feet from city limits. The city comprehensive plan promotes a community and mixed-use centers, which promotes mixed-use development and higher-density residential (8-25 dwelling units per acre). o City Code Section 10-02-09-5(11): *Additional Requirements for Buffers Along State & U.S. Highways: A. All parcels, in any zone, that have frontage along State/U.S. Highways shall install a thirty-five-foot (35') wide street landscape buffer that may contain a detached sidewalk and accompanying landscaping if no sidewalk or pathway exists but is identified in the transportation master plan or pathways master plan. B. Sidewalks within these buffers shall meet the following requirements: 1. Shall be detached from any roadway unless required to be attached by the Idaho Transportation Department or the City of Caldwell Engineering Department. 2. Shall be on a flat surface that is ADA accessible and is not sloped, bermed, or hilly such that ADA accessibility is hindered. 3. Shall be a minimum of ten (10) feet wide (unless an alternative is approved by the Engineering Department) and paved the full width, meeting surfacing and cross-section standards for sidewalks, as per the City Engineering Department.* ▪ The preliminary plat and landscaping plan **(Exhibits B.7 & 8**) were submitted to the City for review. The landscaping appears to be all in the ITD public right-of-way. The City	

	requests that a condition be applied to ensure at least 10' of the 35' buffer is located within the development to ensure some landscaping buffer is retained if ITD expands SH-55 (**Exhibit C.2a**). *See condition #4.* - City Engineering (**Exhibit D.7b**): The development proposes a community water system. "The applicant must work with the City of Caldwell to ensure the facility is designed and constructed to meet all operational requirements in addition to all master plan and design standards. The City will require the opportunity to comment on the design documents of the well and well house as well as issue final approval of all water infrastructure. The City will also require a preconstruction meeting with associated inspections." o Chapter 38, Title 31, Idaho Code – 31-3805: *"(2) For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply: If a shared well or public water system is installed, it shall be designed to meet the requirements of that municipal provider and be planned to integrate with and connect to the municipal provider's system when appropriate. The requirements of this paragraph shall not apply if an agreement is reached with the municipal provider."* ▪ *"(b) The municipal provider shall be consulted in the design of the shared well or public water system to ensure proper integration; and (c) Upon connection to the municipal provider's system, the water rights associated with the subdivision's shared well or public water system shall be conveyed to the municipal provider."*

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 17, 2026. JEPA notice was sent to the City of Caldwell on January 16, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 17, 2026. A newspaper notice was published on September 22, 2026. The subject property was posted with a notice on September 22, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be provided verbally at the public hearing and become part of the record.

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS

No public comments were received by the comment deadline.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed preliminary plat is compliant with Canyon County Ordinance 07-17-09. See full analysis in Tables 1 and 2 of this report.

Should the Commission wish to approve the subject application, the recommended conditions of approval are listed in Table 2, Section 2 (Page 4 of this report).

DECISION OPTIONS

- **Approval of the Application**: "I move to approve SD2026-0001, Tillman Ridge Subdivision, finding the application **does** meet the criteria for approval under Article 07-17-09 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny SD2026-0001, Tillman Ridge Subdivision, finding the application **does not** meet the criteria for approval under 07-17-09 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].

- **Table the Application:** "I move to continue SD2026-0001, Tillman Ridge Subdivision, finding to a [*date certain or uncertain*]

EXHIBITS:

A. Draft Findings of Fact, Conclusion of Law and Order (FCOs)

B. Application Packet/Supporting Materials

1. Master Application
2. Letter of Intent
3. Subdivision Worksheet
   a. Drainage Calculations/Drainage Report
4. Irrigation Plan
   a. Irrigation Narrative & Well Logs
5. Agency Acknowledgment
6. Deed
7. Preliminary Plat
8. Landscaping Plan

C. Supplemental Documents

1. Parcel Report
2. DSD Preliminary Plat Review
   a. DSD Review Checklist (4th Revision)
   b. Applicant Comments (3rd & 2nd Review comments)
      1. Caldwell Fire Email regarding hydrants
3. Aerial Map
4. Vicinity Map
5. RZ2022-0012 – FCOs, Development Agreement and Minutes (BOCC Staff report: https://agenda.canyoncounty.id.gov/SupportDoc/GetSupportingDoc?supportDocID=5503)

D. Agency Comments Received by October 12, 2026

1. Highway District #4, approval letter dated April 8, 2026
2. Boise Project Board of Control, letter dated September 18, 2026
3. Caldwell Rural Fire District, email dated September 17, 2026
   a. Initial Review Letter dated January 16, 2026
4. Southwest District Health, email dated January 16, 2026
5. Vallivue School District, letter dated January 20, 2026
6. Idaho Transportation Department, email dated September 21, 2026.
   a. Initial Review Letter dated February 3, 2026
7. City of Caldwell
   a. Planning Letter dated June 5, 2026
   b. Engineering Memorandum dated June 2, 2026

EXHIBIT A

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Hearing Examiner

Case #SD2026-0001

Hearing date: October 22, 2026

HEARING EXAMINER

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Tillman Ridge Subdivision - SD2026-0001

The Canyon County Hearing Examiner considers the following:

The applicant, Tillman LLC, represented by Ackerman-Estvold, requests approval of the Tillman Ridge Subdivision preliminary plat on Parcel R32862. The subdivision includes 49 residential lots and a common lot. The applicant is requesting a waiver of city subdivision requirements. The City of Caldwell requests that the subdivision meet city landscaping requirements

The 62.11-acre property is adjacent to 15453 Karcher Road, Caldwell, also referenced as part of the NE¼ quarter of Section 16, T3N, R3W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File SD2026-0001.

      1. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 17, 2026. JEPA notice was sent to the City of Caldwell on January 16, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 17, 2026. A newspaper notice was published on September 22, 2026. The subject property was posted with a notice on September 22, 2026.

      2. All exhibits can be found in the case staff report addendum dated August 20, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-17-09 (Preliminary Plat Criteria); and Idaho Code §67-6513.

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

2. Per CCCO §07-17-09(4) - Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify: 1. The ordinance and standards used in evaluating the application; 2. Recommendations for conditions of approval that would minimize adverse conditions, if any; 3. The reasons for recommending the approval, conditional approval, modification, or denial; and 4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision. B. Upon recommendation by the commission, the preliminary plat, together with the commission's recommendation, shall be transmitted to the board.

The application, SD2026-0001, was presented at a public hearing before the Canyon County Hearing Examiner on October 22, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Hearing Examiner decides as follows:

Table 1. Preliminary Plat Standards of Evaluation – CCCO §07-17-09

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**<u>Application</u>: The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.**
Analysis	The application was submitted on January 9, 2026. Preliminary plat summary and consistency review per CCCO §07-17-09(1)A through F was completed on September 29, 2026, based on the 4th revision (See **Exhibit C.2a** *for details*): **<u>Summary of Review – Tillman Ridge Subdivision</u>:** • <u>Total Acreage</u>: 62.11 acres (54.1 acres after public road dedication). • <u>Total Number of Lots</u>: 48 residential lots, 1 common lot for community wells and subdivision drainage pond. • <u>Zoning</u>: "CR-R-1" (Conditional Rezone - Single-Family Residential; RZ2022-0012, **Exhibits C.5**): o Development Agreement Condition #3 requires fire hydrants to be installed. The applicant finds that other options, based on the fire district review, allow fire sprinklers to be installed in each home in lieu of fire hydrants (**Exhibits B.7 & C.2b**). However, based on the signed findings and Board of County Commissioner minutes (**Exhibit C.5**), the Board required fire hydrants to be installed. Additionally, Caldwell Fire District requires hydrant notes to be added on the plat (**Exhibit D.3**). Therefore, conditions no. 1 & 7 have been included to ensure fire hydrants are shown, installed, and approved by the fire district prior to signing of the final plat. • <u>Roads/Access</u>: ITD permitted a right-in-right-out (RIRO) approach onto Karcher Road subject to right-of-way dedication. The second approach is located on Kimball Avenue using Vista Drive, a local public road, to access the 10th Avenue/Karcher intersection. Interior roads will be improved to meet HD4 local road requirements (**Exhibit D.1**). All roads are public and will be constructed per Highway District #4 and City of Caldwell standards (Plat Notes #7 & 8, **Exhibit B.7**). A stub road is provided to the south parcel to accommodate future development (**Exhibit B.7**). o Per Plat Note #10 (**Exhibit B.7**), no lot shall have direct access onto SH-55 (Karcher Road) or S. Kimball Avenue. o Per Plat Note #9 (**Exhibit B.7**), existing and proposed irrigation and utilities cannot encroach on S. Kimball Avenue. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (See Exhibit C.5*). • <u>Area of City Impact</u>: City of Caldwell Planning and Engineering provided comments (**Exhibit D.7**). The city requires the development to meet city landscaping requirements. A landscaping buffer along Karcher Road. A 35-foot buffer is proposed within the SH-55 right-of-way and along the frontage of the internal public roads (**Exhibit B.8**). The city requests that the buffer extend 10 feet into the development to ensure landscaping remains if the SH-55 right-of-way is ever used for future expansions, which is not shown in the landscaping plan. *See Condition #4.* • <u>Water/ Sewage Disposal</u>: Water will be provided via a community water system. Two community wells will be located on Lot 5, Block 1 (**Exhibit B.7)**. The water system shall be approved by Idaho Dept. of Environmental Quality and the City of Caldwell (**Exhibit D.7b**). Per plat note #2 (**Exhibit B.7**), individual septic systems will be provided subject to Southwest District Health review and approval (**Exhibit D.4**). • <u>Irrigation</u>: Irrigation will be provided via existing irrigation pumps located near the southeast corner of the subdivision. New irrigation piping will extend to each lot (See Sheet 5 of the preliminary plat (**Exhibit B.7**)). The applicant provided information demonstrating that the property has enough water	

	rights and pumping capacity to serve the development (**Exhibit B.4**). • Drainage: A drainage retention pond is proposed on Lot 5, Block1 and within an easement on Lot 4, Block 3 (**Exhibits B.3 & B.7**). Per Plat Note #4 (**Exhibit B.7**), street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 50, Block 1. Individual lots are required to maintain their own runoff onsite. Plat Note #11 requires the homeowner's association and underlying property owners to be responsible for the facility and its maintenance (**Exhibit B.7**). • Utilities: Per plat notes #1 and 6 (**Exhibit B.7**), utilities and drainage easements, 5' wide at each interior lot line and 10' wide at public right-of-way and at subdivision exterior boundaries, are shown. Power, gas, and communications utilities layout will be designed by the corresponding utility company.	
Criteria Met? **Yes**	**2**	**Acknowledgment: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.**
Analysis	On January 9, 2026, the application and plat were accepted by DSD (**Exhibit B**).	
Criteria Met? **Yes**	**3**	**Agency Review: A: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, approval of the preliminary plat by such department or agency will be considered to be granted.**
Analysis	Affected agencies were notified on April 23, 2025 (courtesy notice) and April 30, 2026 (hearing notice). The following agency comments were received: • Highway District #4 (**Exhibit D.1**): The property fronts SH-55/Karcher Road and Kimball Avenue. SH-55 is classified as a principal arterial. Kimball Avenue is classified as a local road.SH-55 is under construction, with improvements to be completed in 2027. The request is anticipated to generate 523 daily trips with 39 AM peak hour trips and 51 PM peak hour trips. The TIS did not identify any significant increases in delay from the development. Traffic mitigation for the development will be through right-of-way dedication, frontage improvements, and impact fees. Frontage improvements include Kimball Avenue/Vista Drive widening and runoff being captured on Block 3, Lot 4. Dedication of right-of-way includes the frontage along SH-55 and a 30' width along the frontage of Kimball Avenue. HD4 recommends approval subject to conditions that can be addressed at the time of final plat. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (See Exhibit C.5*). • Boise Project Board of Control (**Exhibit D.2**): Forest Canal lies within he boundary of the subject property. A federal easement of 25 feet northwest and 25 feet southwest of the Forest Canal's centerline. Development, landscaping, fencing, gates, and pathways must be located outside of the easement. Any piping or crossing of the canal must be approved in writing by the irrigation district. • Caldwell Rural Fire District (**Exhibit D.3**): The district has review and can approve the preliminary plat subject to meeting water supply, street identification, access road, and turnaround requirements. The nearest station is located at 12724 E. Ustick Road, Caldwell, approximately 2.7 miles from the development (response time of 6 minutes). An email was provided to the applicant stating fire hydrants are required unless each dwelling includes fire sprinklers (**Exhibit C.2b.1**). However, the last comment from the fire district requires fire hydrants to be noted on the plat (**Exhibit D.3**). • Southwest District Health (**Exhibit D.4**): No concerns. Southwest District Health will make sure it complies with IDAPA requirements prior to signing the final plat (Condition #6). The property is outside a designated nitrate priority area, so a nutrient pathogen study is not required. • Vallivue School District (**Exhibit D.5**): The development will be served by West Canyon Elementary School, Vallivue Middle School, and Vallivue High School. Based on growth projections, most Vallivue schools will have capacity issues by 2029. ▪ *As part of the analysis for RZ2022-0012, Vallivue School District identified that Wast Canyon*	

	Elementary School does not/would not have capacity issues (See Exhibit C.5). • Idaho Transportation Department (**Exhibit D.6**): A TIS was reviewed and approved. One full access approach onto SH-55 (Karcher Road) is requested. *See Condition #3a*. ▪ *The TIS reviewed and approved by HD4 and ITD, and analysis completed during the rezone, can be found in the RZ2022-0012 (See Exhibit C.5*). • City of Caldwell (**Exhibit D.7**): *See Table 3 of this report.*

Table 2. Commission Review – CCCO §07-17-09(4)

Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The ordinance and standards used in evaluating the application.**
Analysis	A. Idaho Code Section 67-6513 (Subdivisions), B. Idaho Code Sections 50-1301 through 50-1329 (Platting), C. Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and D. Canyon County Code of Ordinances (CCCO), Chapter 7, Article 17 (Subdivision Regulations).	
Criteria Met? **Yes**	**2**	**Recommendations for conditions of approval that would minimize adverse conditions, if any.**
Analysis	*See Order Section on Page 6 for conditions of approval.*	
Criteria Met? **Yes**	**3**	**The reasons for recommending the approval, conditional approval, modification, or denial.**
Analysis	*See Table 1 and Table 2, Sections 1 & 2.*	
Criteria Met? **Yes**	**4**	**If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.**
Analysis	Denial is not recommended due to the preliminary plat meeting all required standards, subject to conditions of approval.	

Table 3. Area of City Impact - Caldwell

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-01-25(3)**	**The following procedures shall be adhered to in processing applications within the Caldwell area of city impact:** **(3) Subdivision Plat Applications: All subdivision plat applications shall be processed as provided for in this code, and as provided for in subsection 09-01-17(3) of this article.** • **CCCO §09-01-25(3) Comprehensive Plan Amendment Proposals: Notice of all proposals to amend the county comprehensive plan, which may pertain to the Caldwell area of city impact but which do not originate from the city of Caldwell, shall be given to the city of Caldwell community development director at least thirty (30) calendar days prior to the first county public hearing at which such proposal is considered by the county, and the city of Caldwell may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of**

		proposed changes to the proposal will be provided to the City of Caldwell at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the City of Caldwell, the recommendation shall be given consideration by the county, provided it is factually supported. Such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the City of Caldwell
Analysis	A JEPA (Joint Exercise of Power Agreement) notice was sent to the City of Caldwell on January 16, 2026, and September 22, 2026. The following comments were provided: - City Planning (**Exhibit D.7a**): The requested development is inconsistent with the city's development plans for the area, but the city does not oppose the development due to the proximity to existing single-family development, subject to the development including a 35' street landscaping buffer in accordance with Caldwell City Code 10-02-09-5(11) along Karcher Road. o The property is approximately 1,200 feet from city limits. The city comprehensive plan promotes a community and mixed-use centers, which promotes mixed-use development and higher-density residential (8-25 dwelling units per acre). o City Code Section 10-02-09-5(11): *Additional Requirements for Buffers Along State & U.S. Highways: A. All parcels, in any zone, that have frontage along State/U.S. Highways shall install a thirty-five-foot (35') wide street landscape buffer that may contain a detached sidewalk and accompanying landscaping if no sidewalk or pathway exists but is identified in the transportation master plan or pathways master plan. B. Sidewalks within these buffers shall meet the following requirements: 1. Shall be detached from any roadway unless required to be attached by the Idaho Transportation Department or the City of Caldwell Engineering Department. 2. Shall be on a flat surface that is ADA accessible and is not sloped, bermed, or hilly such that ADA accessibility is hindered. 3. Shall be a minimum of ten (10) feet wide (unless an alternative is approved by the Engineering Department) and paved the full width, meeting surfacing and cross-section standards for sidewalks, as per the City Engineering Department.* ▪ The preliminary plat and landscaping plan **(Exhibits B.7 & 8**) were submitted to the City for review. The landscaping appears to be all in the ITD public right-of-way. The City requests that a condition be applied to ensure at least 10' of the 35' buffer is located within the development to ensure some landscaping buffer is retained if ITD expands SH-55 (**Exhibit C.2a**). *See condition #4.* - City Engineering (**Exhibit D.7b**): The development proposes a community water system. "The applicant must work with the City of Caldwell to ensure the facility is designed and constructed to meet all operational requirements in addition to all master plan and design standards. The City will require the opportunity to comment on the design documents of the well and well house as well as issue final approval of all water infrastructure. The City will also require a preconstruction meeting with associated inspections." o Chapter 38, Title 31, Idaho Code – 31-3805: *"(2) For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply: If a shared well or public water system is installed, it shall be designed to meet the requirements of that municipal provider and be planned to integrate with and connect to the municipal provider's system when appropriate. The requirements of this paragraph shall not apply if an agreement is reached with the municipal provider."* ▪ *"(b) The municipal provider shall be consulted in the design of the shared well or public water system to ensure proper integration; and (c) Upon connection to the municipal provider's system, the water rights associated with the subdivision's shared well or public water system shall be conveyed to the municipal provider."*	

Order

Based upon the Findings of Fact, Conclusions of Law, and Order contained herein, the Hearing Examiner **recommends approval** of Case # SD2026-0001, the Tillman Ridge Subdivision Preliminary Plat, subject to the following conditions:

1) All subdivision improvements (public or private roads, irrigation, landscaping, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. Public roads and community water system cannot be bonded.
    a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
        i. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
        ii. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3) Development shall comply with the requirements of the local highway district (**Exhibit D.1**). Evidence shall include the final plat approval document and the highway district's signature on the final plat.
    a. ITD review and approval of the final plat and construction drawings are required before the Board signs the final plat (**Exhibit D.6**). Evidence shall be written approval from ITD.
4) Development shall comply with the requirements and landscaping standards/conditions of the City of Caldwell (**Exhibit D.7**). Evidence shall include the city engineer's signature on the final plat.
5) Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
6) Development shall comply with Southwest District Health requirements (**Exhibit D.4**). Evidence shall be Southwest District Health's signature on the final plat.
7) Development shall comply with access and fire hydrant requirements of the Fire District. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8) Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9) Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
10) Prior to final plat signing, provide documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.
11) Before the hearing of the preliminary plat by the Board of County Commissioners, the following must be corrected (**Exhibit C.2a**):
    a. Correct the lot count. The cover says 50 total, while Sheet 3 says 49 total. The average lot size differs too: 46,293 ft² on the cover vs. 46,342 ft² on Sheet 3.
    b. Correct road details. Sheet 2 still depicts 3:1 gravel borrow slopes; Sheet 4 depicts 4:1. HD4 specifically required 4:1.
12) Development shall comply with irrigation district requirements (**Exhibit D.2**). A letter from Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.

DATED this _____ day of _____, 2026.

HEARING EXAMINER
CANYON COUNTY, IDAHO

_____
Jerome Mapp, Hearing Examiner

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

Exhibit A

EXHIBIT B

Application Packet/Supporting Documents

Hearing Examiner

Case #SD2026-0001

Hearing date: October 22, 2026

PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Tillman, LLC	
	MAILING ADDRESS: 16402 Orchard Ave, Caldwell, ID 83607	
	PHONE: [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Kristin Short *Date:* 1/8/2026

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Elizabeth Allen	
	COMPANY NAME: Bristlecone Land Use Consulting	
	MAILING ADDRESS: 1330 Williams Lane, Nampa, Idaho 83686	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER: R3286200000	
	PARCEL SIZE: 62.11 acres	
	NUMBER OF LOTS: 50	
	PROPOSED SUBDIVISION NAME: Tillman Ridge Subdivision	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: CR-R1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD 2026 - 0001	DATE RECEIVED:	1/9/26
RECEIVED BY:	N. Olachea	APPLICATION FEE: $4,870.00	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/30/23

Dan Lister
Planning Supervisor
Canyon County
111 N. 11th Ave. Room 310
Caldwell, Idaho 83605

RE: Tillman Ridge Subdivision
Preliminary Plat Application

Dear Mr. Lister,

We are pleased to submit the Preliminary Plat for the Tillman Ridge Subdivision, a single-family residential development located at the southwest corner of Karcher Road and Kimball Avenue.

The subject property consists of approximately 62.11 acres and is identified as Parcel No. R3286200000. In 2025, the subject property was approved for a Conditional Rezone to Single-Family Residential (CR-R1) and an associated Development Agreement. The subject property and surrounding lands are designated as Residential on the Canyon County future land use map.

The Tillman Ridge Subdivision includes a total of 50 lots, consisting of 48 single-family residential lots and two common lots dedicated to drainage and an irrigation well. The subdivision has an average lot size of 1.08 acres (46,293 square feet), which exceeds the minimum average lot size of 0.75 acres required under the Tillman Ridge Development Agreement.

Access is provided from Karcher Road and Vista Drive. Internal circulations will be accommodated by a network of public local streets, including Tillman Ridge Road, Amber Grove Avenue, Vista Drive, and Wigeon Way. All internal public streets will be constructed with a 26-foot paved width within a 60-foot right-of-way and designed as two-lane rural roadway sections in accordance with Canyon Highway District No. 4 standards.

Domestic water service will be provided through a connection to the City of Caldwell water main along Karcher Road, with individual water services extended to each residential lot. Pressurized irrigation water will be supplied to each lot via connections to two existing irrigation wells located in the southeast corner of the site. Each residential lot will utilize an individual septic system designed in compliance with Southwest District Health requirements, as City sewer is not available to the site.

Emergency services for the subdivision will be provided by the Caldwell Police Department, the Canyon County Sheriff's Office, and the Caldwell Fire Department. Vallivue School District will serve residents of the subdivision.

The Tillman Ridge Subdivision is designed to complement the existing residential development pattern, is consistent with the Comprehensive Plan, preserves the rural character of the surrounding area, and provides additional housing opportunities to support continued growth in this area of Canyon County.

Sincerely,

Elizabeth Allen

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 48	Number of Non-Buildable Lots:
Number of Common Lots: 2	Total Subdivision Size: 62.11 acres
Number of Common Lots:	Average Residential Lot Size: 1.06 acres

Area of City Impact:

Is the property in an Area of City Impact? ☐No ☒Yes- What City: Caldwell

Will you be requesting subdivision Improvement Waivers? ☒No ☐Yes

If yes, which waivers will you be requesting?

☐Curbs ☐Gutters ☐Sidewalks ☐Street Lights ☐Landscaping ☐Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

☒Public ☐Private* ☐Not Applicable

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 0 Non-Buildable: 0 Common: 0

Will the proposed roads be located within any area containing +15% slopes?

☐Yes* ☒No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Wilder Irrigation District. Not part of a drainage district.

Drainage:

This property has: ☒Water rights available ☐No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: ☒Irrigation Well ☐Surface Water

Percentage of property that has water: 100%

Volume of water or diversion rate available at the property: Well 1 capacity 975 gpm. Well 2 capacity 600 gpm.

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided:

The subject property is currently irrigated via two irrigation wells. After subdividing the irrigation wells will provide irrigation water to each lot.

Are there irrigation easement(s) on the property? ☒Irrigation Well ☐Surface Water

How do you plan to retain storm and excess water on each lot?

Street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 5 Block 1. Lot runoff will be retained on the lot.

How do you plan to remove the stormwater/excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates):

The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

========== **Applicant Acknowledgement** ==========

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Kristin Short Date: 1/8/2026
Property Owner (Application Submitted)

Signed: Elizabeth Allen Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: N. Olachea Date: 1/9/26
Director / Staff

Revised 3/29/23

Exhibit B.3

SMITH
Civil Engineering

TO: Kraig Wartman
Highway District No. 4
15435 Highway 44
Caldwell, ID 83607

DATE: March 25, 2026

RE: Storm Drainage Calculations
Tillman Ridge Subdivision
15453 Karcher Road, Caldwell, ID

Kraig:

Please find the included storm drainage calculations for the proposed Tillman Ridge Subdivision. The roadside borrow conveys runoff to the relatively large drainage lot (Lot 5 Block 1) where it will infiltrate into the ground. Additionally, a small swale is planned for an easement in the NE corner of Lot 4 Block 3 for the runoff coming from the west side of Kimball Avenue. The proposed swales will contain the 100 year design storm.

If you have any questions, please contact me at [redacted] or via e-mail at r[redacted].

Sincerely,

Roger J. Smith, P.E.

cc: File #25003

2485 E. Oakborough Ct. • Eagle, ID 83616 • [redacted]

DRAINAGE REPORT

System Design and Operation

General – The new improvements consist of the new road with connections to Karcher Road/SH 55, Kimball Avenue, and a stub road to the south. The front half of the lots are included in runoff to the roadside borrow and subsequently to the drainage lot with runoff coefficient of 0.50. The 100 year storm is contained on-site.

Drainage zones are listed below with their respective areas

	ZONE 1	**ZONE 2**
Total Area	1,540,849 ft²	31,465 ft²
Asphalt	161,982 ft²	14,583 ft²
Lot	1,378,867 ft²	0 ft²
Landscape/Swale	0 ft²	16,882 ft²
Combined Runoff C	0.547	0.548 ft²

Rational Method

C = Runoff Coefficient = 0.95 for impervious surfaces, 0.50 for front half of lots, 0.2 for landscape

i = Rainfall Intensity at one hour duration and 100 year Return Period (1.04 in/hr)

A = Area of Contribution (ft²)

V = *i*t A

ZONE 1

This zone is the entirety of the proposed Tillman Ridge Subdivision – front half of lots and new road surface. Weighted runoff coefficient (C) = 0.547 using (C) values for impervious surfaces (0.95) and front of lots (0.5).

V = (1.04 in/hr)*(1 hr)*(0.547)*(1,540,849 ft²)*(1ft/12 in) = 73,087 ft³

Exhibit B.3a

The new swale is irregularly shaped with bottom area of 86,596 sq. ft., 1V:3H side slopes, and 4 feet depth providing 381,986 ft³ of storage which is adequate to contain the design storm. Infiltration should occur in the swale invert at 0.5"/hr. The swale bottom area is 86,596 ft^2 so runoff should infiltrate at 86,596 ft^2 *0.5"/hr*1 ft/12" = 3,608 ft^3/hr. Thus, the design storm should drain in 73,087/3,608 = 20 hours. This neglects infiltration that will occur in the borrow and on the lots which further improves storm water disposal.

Peak Runoff

$Q_{Peak} = CiA$ — C = Runoff Coefficient

$Q_{Peak} = (0.95)(2.58)(0.44)$ — *i* = Rainfall Intensity at time of concentration (100 year = 2.58 in/hr, 25 year = 1.85 in/hr)

A = Area of Contribution

Peak runoff is roughly split between the north and south inlet locations where runoff from the borrow is discharged to the swale. The longest flow path on the north side is 2,713 feet with average slope of 0.92%. The longest flow path on the south side is 2,618 feet with average slope of 1.2%. The controlling time of concentration is 18 minutes. Peak flow for each borrow (north and south):

$Q_{Peak} = CiA$ — C = Runoff Coefficient = 0.547

$Q_{Peak} = (0.547)(2.41)(35.4/2)$ — *i* = Rainfall Intensity at time of concentration (100 year = 2.41 in/hr, 25 year = 1.80 in/hr)

Q_{Peak} = 23.3 cfs (100 year) = 17.4 cfs (25 year) — A = Area of Contribution (1,540,849 ft² = 35.4 acres)

<u>ZONE 2</u>

This zone is the west side Kimball Avenue north of the new connection at Vista Drive. Weighted runoff coefficient (C) = 0.548 using (C) values for impervious surfaces (0.95) and landscape (0.2).

V = (1.04 in/hr)*(1 hr)*(0.548)*(31,465 ft²)*(1ft/12 in) = 1,493 ft³

Exhibit B.3a

The new swale is triangular shaped with bottom area of 1,371 sq. ft., 1V:4H side slopes, and 12 inches depth providing 1,727 ft³ of storage which is adequate to contain the design storm.

Peak Runoff (time of concentration is less than 10 minutes due to short flow distances)

$Q_{Peak} = CiA$	C = Runoff Coefficient = 0.548
$Q_{Peak} = (0.548)(3.11)(0.72)$	*i* = Rainfall Intensity at time of concentration (100 year = 3.11 in/hr, 25 year = 2.47 in/hr)
Q_{Peak} = 1.2 cfs (100 year) = 0.98 cfs (25 year)	A = Area of Contribution (31,645 ft² = 0.72 acres)

Infiltration should occur in the swale invert at 0.5"/hr. The swale bottom area is 1,371 ft^2 so runoff should infiltrate at 1,371 ft^2 *0.5"/hr*1 ft/12" = 57 ft^3/hr. Thus, the design storm should drain in 1,493/57 = 26 hours. This neglects infiltration that will occur in the borrow and on the lots which further improves storm water disposal.

Exhibit B.3a

IRRIGATION PLAN APPLICATION

Applicant(s) Six Point Development [redacted]
Name Daytime Telephone Number

Street Address City, State Zip

Representative Name Bristlecone Land Use Consulting [redacted]
Daytime Telephone Number / E-mail Address

Street Address City, State Zip

Location of Subject Property: Karcher Road and Kimball Avenue Caldwell
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3286200000 Section 16 Township 3N Range 3W

This land:

☒ Has water rights available to it.

☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

Revised 3/29/23

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
   If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

   Irrigation: Wilder Irrigation District

   Drainage: Not part of a drainage district.

3. How many acres is the property being subdivided? 62.11 acres

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 600 GPM and 975 GPM

6. How is the land currently irrigated?
   ☐ Surface ☒ Irrigation Well
   ☐ Sprinkler ☒ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided?
   ☐ Surface ☒ Irrigation Well
   ☒ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?
    Stormwater runoff will be contained onsite by means of drainage swales and rentention facilities.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Stormwater runoff will be contained onsite by means of drainage swales and rentention facilities.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

1☒ All canals, ditches, and laterals with their respective names.
2☐ Head gate location and/or point if delivery of water to the property by the irrigation entity.
3☐ Rise locations and types, if any.
4☒ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
5☒ Slope of the property in various locations.
6☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
7☐ Direction of wastewater flow (use long arrows ---------→ on you map to indicate wastewater direction).
8☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
9☐ Other information: _____

_____

_____

Also, provide the following documentation:

☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

Applicant Acknowledgement

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Kristin Short Date: 1/8/2026
Property Owner (Application Submitted)

Signed: Elizabeth Allen Date: _____/_____/_____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: N. Olachea Date: 1/9/26
Director / Staff

Revised 3/30/23

Exhibit B.4

ACKERMAN ESTVOLD

WWW.ACKERMAN-ESTVOLD.COM

Date: September 03, 2026

Regarding: Irrigation Calculations / Water Rights
Tillman Ridge Subdivision, 15453 Karcher Road, Canyon County, Idaho

Water Rights Owner: Water Right #63-31463
Double K Investments LLC
3775 Cassia
Boise, ID 83705

☐ Volume of water needed for Subdivision properties (including Landscape Buffer on Karcher):
64.4 Gross Acres @ 9 gpm per Gross Acre = 579.6 gpm

- The 9 gpm per Gross Acre is per the City of Caldwell municipal irrigation standards.

☐ Water Rights Entitlement:

1.34 cfs @ 448.83117 cfs per gpm = 601.433 gpm

☐ Existing Well Pump capacity:
750 gpm per well report

The current Water Right #63-31463 for the property exceeds the calculated needs established for development of said property. Water rights entitle the property to use 601.443 gpm of water and the calculated needs of the lots and open space within the subdivision amount to 579.6 gmp, giving a surplus of 21.843 gpm allowable water.

Current Water Rights will be transferred to the HOA once said HOA is established prior to development on any lots within the subdivision. The HOA will be responsible for all maintenance and allocation of irrigation water for the Lots and Open Space contained within the Tillman Ridge Estates Subdivision in perpetuity.

STATE OF IDAHO · KARL KOEPPEN · LA-16817 · 9/3/26 · LICENSED LANDSCAPE ARCHITECT

PROFESSIONAL ENGINEER · REGISTERED · 16369 · 9/3/26 · STATE OF IDAHO · ANTONIO M. CONTI

By: Karl Koeppen PLA
Karl Koeppen, PLA

Cc: File

[redacted]

ACKERMAN ESTVOLD

WWW.ACKERMAN-ESTVOLD.COM

July 24, 2026

Dan Lister, Planning Supervisor
Canyon County Development Services Dept.
111 N. 11th Ave., Suite 340
Caldwell, ID 83605

Re: TILLMAN RIDGE SUBDIVISION

Dan,

I have included the Well logs for the two irrigation wells located on the east side of the property as is now noted on the plat. These wells will be used for the irrigation system on this project. One of the existing wells has a 12 inch casing and puts out 975 GPM of flow which should be more than adequate to supply the irrigation needs of the project.

If you have any questions, let me know.

Karl Koeppen, PLA, ASLA
Licensed Landscape Architect
Idaho, North Dakota, & Wyoming
Ackerman-Estvold
7655 W Riverside Dr
Garden City, ID 83714
[redacted]

www.ackerman-estvold.com

WELL LOG AND REPORT TO THE STATE RECLAMATION ENGINEER OF IDAHO

024914

RECEIVED
FEB 4 1957
Department of Reclamation

Log No. _____
Rec. _____, 19____
Well No. _____
Permit No. 20218

(DO NOT FILL IN)

Owner E.M. Carter Address Caldwell

Driller A.E. Hosack & Son Address Nampa, Idaho Lic. No. 27

Location of Well: NW ¼ NE ¼ Sec. 16, T. 3 N/S R 3 E/W Canyon County,

and _____ feet N/S, and _____ feet E/W from _____ Corner of _____ ¼ _____ ¼ Sec. _____

Size of Drilled Hole 12" Total depth of Well 190'

Give depth of standing water from surfaace 78' Water Temp. _____ °Farenheit

On pumping test delivery was 975 g.p.m. or _____ c.f.s. Drawdown was 18 feet.

Size of pump and motor used to make the test 10" Turbine 75 H.P.

Length of time pumped during check was _____ hr., _____ minutes.

If flowing well, give flow in c.f.s. _____ or g.p.m. _____ and shut in pressure _____

If flowing well, describe control works _____
(TYPE AND SIZE OF VALVE, ETC.)

Water will be used for Irrigation Weight of casing per linear foot 12"-41# per. ft.

Thickness of casing 12"-5/16" Casing material Steel Pipe
E.G., PIPE, CONCRETE, WOOD.

Diameter, length and location of casing 12" from 0 to 179'
(CASING 12" IN DIAMETER AND UNDER GIVE INSIDE DIAMETER; CASING OVER 12" IN DIAMETER GIVE OUTSIDE DIAMETER.)

Number and size of perforations None located _____ feet to _____ feet from surface of ground.

Other perforations None

Date of commencement of well Dec. 1951 Date of completion of well Jan. 1952

Type of well rig Cable Tools

CASING RECORD

DIAM. CASING	FROM FEET	TO FEET	LENGTH	"REMARKS" -- SEALS, GROUTING, ETC.
12"	0	179'	179'	The 12" casing was driven into clay at 179 ft., then 12" hole was drilled to 190 feet.

GENERAL INFORMATION—Pumping Test, Quality of Water, Etc.

NW NE S.16 3N 3W

Exhibit B.4a

024915

WELL LOG

From Feet	To Feet	Type of Material	Drilling Time Hrs.	Drilling Time Min.	Water-bearing Formation Ans. Yes or No	Casing Perforated Ans. Yes or No
0	3	Soil				
3	38	Dry Gravel				
38	67	Sandy Clay				
67	82	Muddy Sand			yes	
82	92	Sandy Clay				
92	100	Sand			yes	
100	176	Sandy Clay				
176	186	Clay				
186	190	Sand			yes	
		If more space is required use Sheet No. 2				

WELL DRILLER'S STATEMENT

This well was drilled under my jurisdiction and the above information is true and correct to the best of my knowledge and belief.

Signed A.E. Hosack & Son

By Clifford E. Hosack

License No. 27

Dated Jan. 31, 19 57

Exhibit B.4a

AGENCY ACKNOWLEDGMENT

Date: January 6, 2026
Applicant: Tillman Ridge LLC - RZ2022-0012
Parcel Number: R32867
Site Address: Portion of the NE 1/4 of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:
☒ Applicant submitted/met for informal review.
Date: 01/06/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____
☐ Applicant submitted/met for informal review.
Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for informal review.
Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____
☐ Applicant submitted/met for informal review.
Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____
☐ Applicant submitted/met for informal review.
Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date: December 30, 2025

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 12/30/25 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit B.5

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: 1/5/2026 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: CRFD

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☒ Applicant submitted/met for informal review.

Date: 1-6-2026 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit B.5

AGENCY ACKNOWLEDGMENT

Date: January 5, 2026

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address: Portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☒ Applicant submitted/met for informal review.

Date: 1/7/26 Signed: _____ ITD

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit B.5

AGENCY ACKNOWLEDGMENT

Date: December 30, 2025

Applicant: Tillman Ridge LLC - RZ2022-0012

Parcel Number: R32862

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: 12/30/2025 Signed: Joseph Dodson, AICP for City of Caldwell

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit B.5

Fidelity National Title

Escrow No.: 34602542784-JF

2025-014819
RECORDED
05/01/2025 09:08 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 TYOUREN $15.00
TYPE: DEED
VCR
ELECTRONICALLY RECORDED

QUITCLAIM DEED

FOR VALUE RECEIVED

6 Point Properties, LLC, an Idaho limited liability company

do(es) hereby convey, release and forever quitclaim unto: **Tillman Ridge, LLC, a Californina limited liability company**

whose current address is **24 Hammond, Ste C, Irvine, CA 92618,** the following described premises, to-wit:

This parcel is a portion of the Northwest Quarter of the Northeast Quarter and of the Northeast Quarter of the Northwest Quarter of Section 16, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest Quarter of the Northeast Quarter the REAL POINT OF BEGINNING,
Thence South 0°05'58" East, along the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.07 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter,
Thence South 88°53'02" West, along the South boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.51 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter,
Thence South 88°54'31" West, along the South boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1327.91 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter,
Thence North 0°05'11" West, along the West boundary of said Northeast Quarter of the Northwest Quarter, a distance of 361.35 feet to a point on the Easterly right-of-way for the Forest Canal;

Thence traversing said right-of-way as follows:
North 59°45°05" East, a distance of 65.17 feet;
North 52°31'18" East, a distance of 46.07 feet;
North 40°06'17" East, a distance of 92.19 feet;
North 36°48'31" East, a distance of 580.70 feet;
Northeasterly 78.28 feet along the arc of a curve to the right having a central angle of 34°23'51", a radius of 130.38 feet and a long chord which bears North 54°00'26" East, a distance of 77.11 feet to a point which lies on a line 300.00 feet Southerly from and parallel with the South right-of-way boundary for Idaho State Highway 55;
Thence North 88°54'00" East, along said parallel line, a distance of 383.66 feet to the Southeast corner of the parcel described in the Deed recorded as Instrument No. 348628, Records of Canyon County, Idaho;
Thence North 1°06'00" West, along the East boundary of said parcel, a distance of 148.67 feet to a point on the Westerly extension of the South boundary of the parcel described in the Deed recorded as Instrument No. 952783, Records of Canyon County;
Thence North 89°08'53" East, along said extension and said South boundary, a distance of 757.20 feet to the Southeast corner of said parcel;
Thence North 0°43'44" East, along the East boundary of said parcel, a distance of 188.00 feet to a point on the North boundary of said Northwest Quarter of the Northeast Quarter; Thence North 88°51'19" East,

QUITCLAIM DEED
(continued)

along said North boundary, a distance of 949.54 feet to the REAL POINT OF BEGINNING.
Also shown as Parcel 1 on Record of Survey, recorded October 6, 1997 as Instrument No. 9733745

EXCEPTING THEREFROM that portion of Land deeded to the State of Idaho, Idaho Transportation Board, by and through the Idaho Transportation Department by Warranty Deed recorded June 18, 2024, as Instrument No. 2024-018770, records of Canyon County, Idaho.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: April 30, 2025

6 Point Properties LLC, an Idaho limited liability company

BY: _____
Kristen Short
Manager

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30 day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Kristen Short, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of 6 Point Properties LLC, an Idaho limited liability company, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such Manager.

Signature: _____
Name: Jessica Frazier
Residing at: Nampa, ID
My Commission Expires: 9/21/2026

(SEAL)

JESSICA FRAZIER
COMMISSION #20203345
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/21/2026

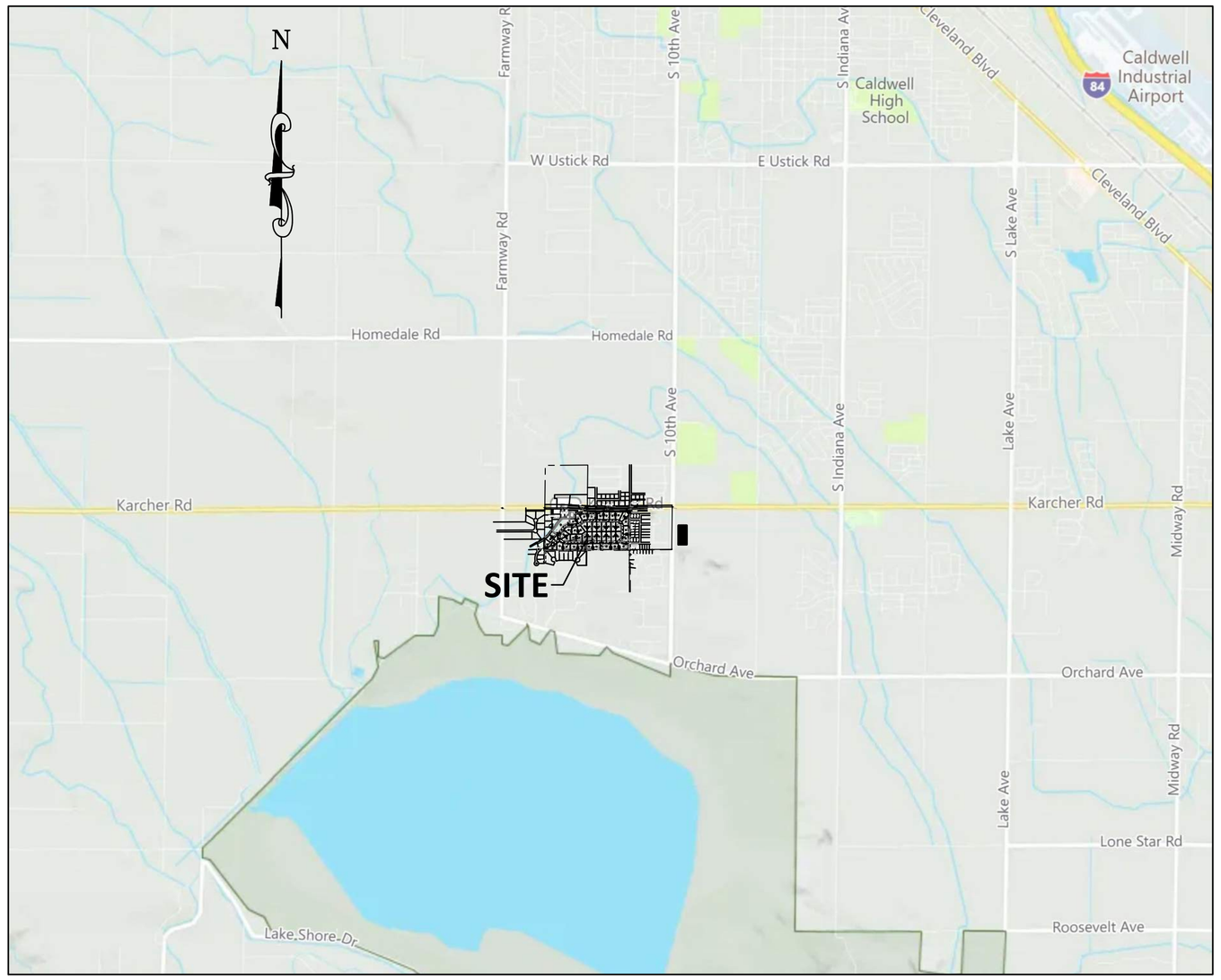
GENERAL LEGEND

- EXISTING WATER MAIN (SIZE)
- NEW WATER MAIN (SIZE)
- EXISTING SEWER MAIN (SIZE)
- NEW SEWER MAIN (SIZE)
- FS(6") — FIRE SERVICE LINE
- OHP — EXISTING OVERHEAD POWER
- EP — EDGE OF PAVEMENT
- EXISTING FENCE LINE
- NEW FENCE LINE
- E.G. — EDGE OF GRAVEL
- W — PRESSURE IRRIGATION LINE
- UGP — UNDERGROUND POWER
- EASEMENT
- EXISTING DECIDUOUS TREE
- S — SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- M — EXISTING WATER METER
- C.O. — EXISTING SEWER LINE CLEANOUT
- EXISTING POWER POLE
- AC — EXISTING AIR CONDITIONING UNIT
- GM — EXISTING GAS METER
- EM — EXISTING ELECTRICAL METER
- CT — EXISTING TELECOMMUNICATIONS BOX
- EXISTING TELEPHONE JUCTION BOX
- 30.50 — SPOT ELEVATION
- TOG — TOP OF GRATE
- TOA — TOP OF ASPHALT
- EX — EXISTING
- FF — FINISHED FLOOR
- M.E. — MATCH EXISTING
- TOC — TOP OF CONCRETE
- Gravel — TOP OF GRAVEL
- 1 — SOILS TEST PIT LOCATION
- EXISTING WELL

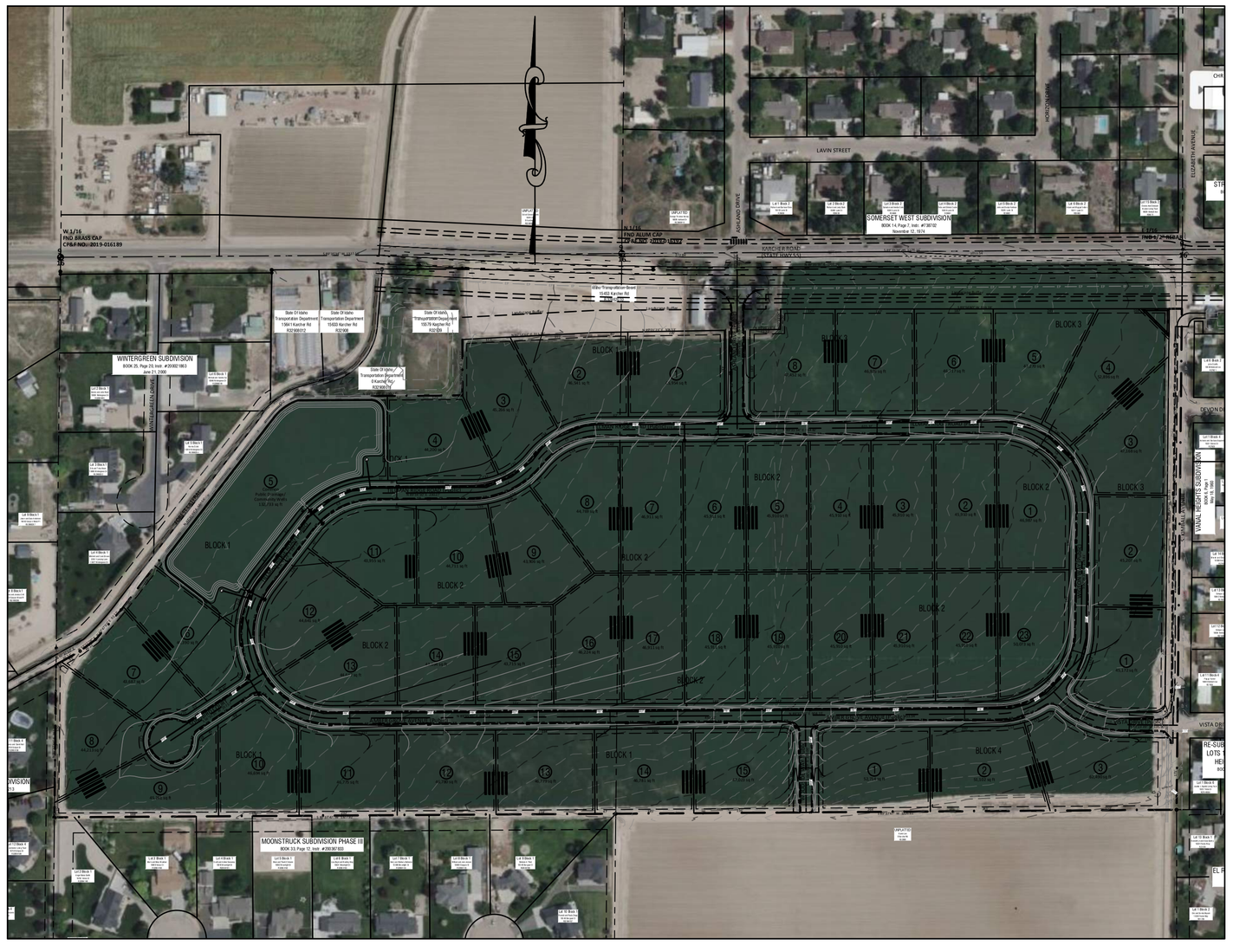
811 Know what's below. Call before you dig.

The location of existing underground utilities are shown approximately only prior to construction. It shall be the responsibility of the contractor to inform all utility companies of the construction schedule. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor is responsible for any and all damage which may occur by failure to exactly locate and protect all utilities. Call Digline, Inc. before commencing underground work, (800) 342-1585, (208) 342-1585, or **811**.

GENERAL VICINITY MAP



AERIAL MAP



COVER SHEET
TILLMAN RIDGE SUBDIVISION

SHEET INDEX

1	COVER SHEET
2	NOTES
3	PRELIMINARY PLAT
4	PRELIMINARY GRADING AND DRAINAGE PLAN
5	PRELIMINARY IRRIGATION PLAN
6	PRELIMINARY WATER PLAN

PROJECT SPECIFIC INFORMATION

OWNER/DEVELOPER
SIX POINT DEVELOPMENT
KRISTIN SHORT
16402 Orchard Avenue
Caldwell, ID 83607

ENGINEER
SMITH CIVIL, INC.
ROGER J. SMITH, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616

PLANNER
BRISTLECONE LAND USE PLANNING
ELIZABETH ALLEN
1330 Williams Lane
Nampa, ID 83686

ACREAGE
62.11 acres (2,705,654 SF)

ZONING
CR-R-1 (Single Family Residential)

IRRIGATION DISTRICT
Boise Project Board of Control

SCHOOL DISTRICT
Caldwell School District

SEWER DISTRICT
None

FIRE DISTRICT
Caldwell

FLOOD ZONE
Zone X

LOTS
Total: 50 — Avg: 46,293 ft² (buildable)
Single Family Residential: 48 — Min: 43,687 ft² (buildable)
Common: 1 (Drainage, Irrigation Well)

REVISED

Date
March 25, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
COVER SHEET

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 08/28/2026 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
1

Exhibit B.7

Exhibit B.7

GENERAL CONSTRUCTION:

1. All work shall be completed in accordance with the Idaho Standard for Public Works Construction (latest edition), the Highway Standards and Development Procedures for the Highway District 4, and the Project Specifications. The more stringent of any of these standards shall be the controlling standards or specifications.

2. The Contractor shall have a copy of the latest Highway Standards and Development Procedures for the Highway District 4 on site at all times during construction (available on the website). Failure to have a current copy of the Standard Specifications on site could be grounds for a stop work order until the situation is resolved.

3. The Contractor shall have plans stamped "Approved for Construction" by Highway District 4 on site at all times.

4. All Contractors, Sub-Contractors, and Utility Contractors shall attend a pre-construction conference a minimum of two (2) days prior to commencing any construction on the project.

5. Contractors shall notify the appropriate agency when materials are on site or inspection of the work is required. No work may begin on any project without twenty-four (24) hours prior notice.

6. All material furnished on, or for the project must meet the minimum requirements of the approving agencies. At the request of the approving agency or the Design Engineer, Contractors shall furnish proof that all materials installed on this project meet the specification requirements set forth in General Construction Note No. 1.

7. Work subject to approval by any governmental agency must be approved prior to (A) backfilling trenches for pipe; (B) placing of aggregate base; (C) placing of concrete; (D) placing of asphalt paving.

8. Any deviation from the approved plans and specifications must have the applicable agency approval in writing prior to construction.

9. Take all lot and site dimensions and easements from the Final Plat for this development.

10. The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

11. All contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction area.

12. The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.

13. Quantity and placement of street lights is contingent upon the electrical design by Idaho Power Company.

14. The contractor shall keep on site at all times a copy of the approved construction plans on which is recorded the actual locations of the constructed pipe line and any other utilities encountered. The contractor shall provide these locations to the design engineer for use in the production of record drawings prior to final approval of the pipe line installation.

1 GENERAL CONSTRUCTION NOTES

ROADWAY CONSTRUCTION NOTES:

1. All Contractors working within the public road right-of-way are required to secure a right-of-way construction permit from Highway District 4 or ITD at least twenty-four (24) hours prior to any construction.

2. Highway District 4 or ITD will inspect all work within the public rights-of-way to include utility trenches above the pipe zone.

3. Abandoned buildings, test pits, or waterways located within current or future right-of-way shall be re-excavated to native soil and backfilled with structural fill per ISPWC specifications. Provide soils data to verify native material meets the requirements for engineered fill per ISPWC specifications and a copy of the compaction tests."

5. Highway District 4 will inspect all work within the Right-of-Ways.

6. Set the tops of all valve boxes and sewer manholes flush with the slope of the finished street grades.

7. Highway District 4 will inspect and approve all storm drainage improvements.

8. Place all water valves, blow-offs and manholes so that they do not conflict with any concrete curb and gutter, valley gutter or sidewalk improvements.

9. Retain and protect all utilities unless noted otherwise on these plans.

10. Compaction shall not be less than 95% of the Standard Proctor Density as determined by ASTM D-698.

11. Direction of slope (typical) ——►

12. The contractor is to call Highway District 4 for the inspection of all street construction. 24 hour notice is required. Drainage facilities will not be approved by Highway District 4 unless this inspection is performed.

13. The contractor shall have a stamped, Highway District 4 approved, set of plans at the worksite.

14. The contractor shall contact Digline 48 hours prior to digging to verify the location of existing utilities.

15. All construction in the public right-of-way shall conform to the latest edition of the ISPWC and the Highway District 4 specifications. No exception to district policy, standards, or the ISPWC will be allowed unless specifically and previously approved in writing by Highway District 4.

16. If any utility or irrigation facility interferes with required street improvements, all such utilities or irrigation facilities shall be relocated at the owner's expense so as not to interfere with required street improvements.

17. Local street Plant Mix Pavement shall be Class II with a nominal maximum aggregate size of 0.5 inch (1/2".) PG-64-28 (Performance Graded Asphalt Binder) shall be used. A minimum of 0.5% Anti-Stripping additive is specified.

18. All SD numbers refer to the Idaho Standards for Public Works Construction (ISPWC) Manual Standard Drawings and the Highway District 4 specifications as applicable.

19. Prior to placement of any pavement markings contact Highway District 4 for verification of compliance with policy and existing pavement markings".

20. The Contractor shall be responsible for providing and paying for all costs associated with all testing required by the Project Specifications. All tests shall be performed by a certified testing laboratory and certified test results shall be submitted to the Owner's Engineer. Work performed without certified test results shall not be accepted.

21. Locate subsurface stormwater disposal facilities (including infiltration beds and drywells) at least 25 feet from water mains. This requirement does not apply to catch basins or sand and grease vaults.

2 ROADWAY CONSTRUCTION NOTES

PRESSURE IRRIGATION NOTES:

1. All Pressure irrigation must be outside the ROW, except at crossings, which must be at 90° (no skew), meeting HSDP policy and approved pipe type.

2. Install all crossings of the Public Rights-of-Way, private roadways and travelways with pressure irrigation at a maximum depth of two-and one-half (2-1/2) feet and in an AWWA C-900 pipe sleeve with locator wire. Highway District 4 shall inspect all crossings prior to backfilling.

3. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

5. Install finder tape with all irrigation mains. Tape shall be two (2) inches wide, purple in color, with the words **DANGER - UNSAFE WATER** or **NON-POTABLE WATER** clearly marked along its length. Place the tape between six (6) inches below the surface and eighteen (18) inches above the top of the pipe.

6. Label all irrigation risers and faucets with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER**.

7. Label all valve boxes and vaults with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER.** The valves and boxes are to be located a minimum of ten (10) feet outside of the Public Right-of-Way, private roadways and travelways.

8. Install a reduced pressure backflow preventer in any connection between the potable water system and the pressure irrigation system. The device must be approved by the Idaho Department of Environmental Quality (DEQ) and the Water Company.

9. Provide thrust blocking as required.

3 PRESSURE IRRIGATION NOTES

NOTES

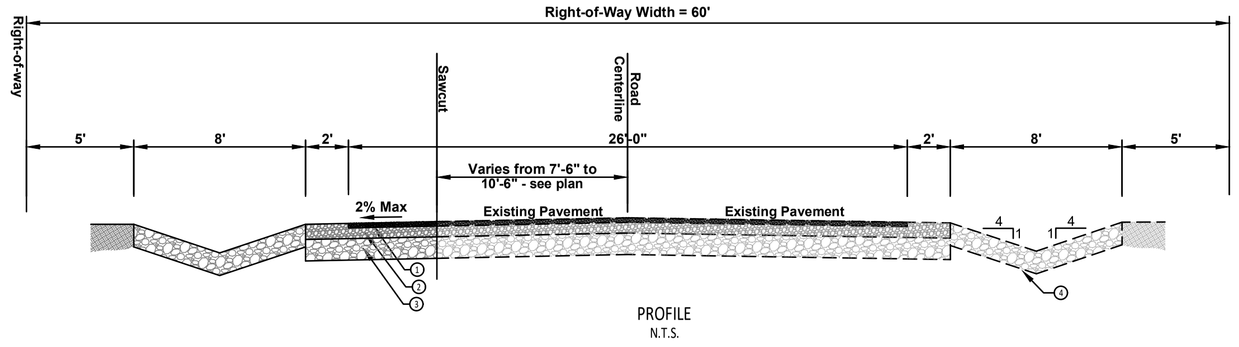
(A) All construction shall be per ISPWC specifications.

(B) Street longitudinal profile grades 0.4% minimum.

(C) Asphalt and aggregate base thickness are minimum allowed. Actual thickness shall be designed by the engineer based on the traffic index and "R" value of subgrade soils and approved by Canyon Highway Districts.

(D) Vertical curve and horizontal curve requirements based on AASHTO policy on geometric design of highways and streets.

(E) Grass conveyance swales and depressed driveway approaches may be constructed for nuisance water only. Storage may not be considered in drainage design.



PROFILE
N.T.S.

ITEM		TYPE	MINIMUM DEPTH
1	Hot plant mix asphalt	Class III	3"
2	Crushed aggregate base or leading course	3/4" (Type I)	6"
3	Uncrushed aggregate base course	6" uncrushed	12"
4	Gravel shoulder		12"
5	Gravel borrow with 3:1 side slopes		12"

4 TWO LANE RURAL ROAD SECTION WIDENING

REVISED
1 11-24-2025 Agency Reviews
2 03-25-2026 Agency Reviews
3 07-16-2026 Agency Reviews
4 08-28-2026 Agency Reviews

Date
March 25, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
NOTES

Exhibit B.7

SMITH Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 08/28/2026 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
2

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PRELIMINARY PLAT
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2026

SCALE 1" = 100'

REVISED
1 11-24-2025 Agency Reviews
2 03-25-2026 Agency Reviews
3 07-16-2026 Agency Reviews
4 08-28-2026 Agency Reviews

Date
March 25, 2026
Project Number
25003
Drawn
R J Smith
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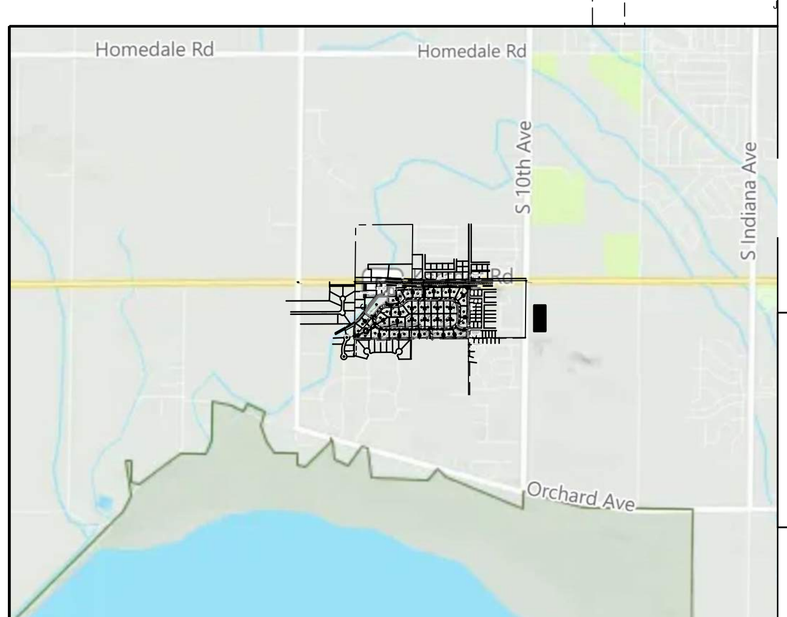
TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY PLAT

Exhibit B.7

[redacted]

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	88°59'10"	200.00	310.62	S 45°05'56" W	280.33
C2	142°58'37"	200.00	446.43	N 26°14'19" W	358.79
C3	37°09'05"	200.00	181.88	N 63°34'33" E	175.68
C4	38°32'57"	200.00	176.51	N 64°16'12" E	170.84
C5	38°35'20"	200.00	176.65	N 64°17'24" E	170.96
C6	90°09'55"	200.00	317.70	S 44°54'02" E	285.33
C7	42°43'18"	200.00	164.30	S 65°51'38" E	159.71
C8	40°31'34"	230.00	162.68	N 69°07'52" W	159.31
C9	72°18'08"	20.00	25.24	N 85°01'09" W	23.60
C10	30°45'44"	230.00	123.49	S 74°12'39" W	122.01
C11	15°13'54"	230.00	59.28	S 66°12'50" W	59.12
C12	15°31'50"	230.00	64.20	S 81°35'42" W	64.00
C13	90°00'00"	20.00	31.42	S 44°35'41" W	28.28
C14	90°00'00"	20.00	31.42	N 45°24'29" W	28.28
C15	45°21'34"	230.00	182.09	N 67°41'26" W	177.37
C16	19°46'14"	230.00	82.34	N 80°06'53" W	81.90
C17	25°35'20"	230.00	99.75	N 57°26'06" W	98.97
C18	78°27'46"	20.00	27.35	N 84°14'32" W	25.30
C19	53°57'54"	20.00	18.84	S 29°32'32" W	18.15
C20	287°56'10"	65.00	326.65	N 33°28'25" W	76.47
C21	53°58'05"	65.00	18.84	N 83°30'37" E	18.15
C22	120°40'47"	65.00	169.40	S 77°13'06" W	125.37
C23	64°08'36"	65.00	72.44	N 03°45'13" E	68.72
C24	74°45'03"	65.00	84.80	N 73°07'08" E	78.92
C25	78°27'47"	20.00	27.39	N 17°17'41" E	24.15
C26	59°27'35"	230.00	238.69	N 07°47'35" E	228.12
C27	25°44'57"	230.00	103.36	N 09°03'44" W	102.50
C28	33°42'39"	230.00	135.32	N 20°40'04" E	133.38
C29	52°06'19"	230.00	209.16	N 63°34'33" E	202.03
C30	50°33'57"	170.00	150.03	N 64°16'12" E	145.21
C31	21°46'47"	170.00	64.62	N 78°39'47" E	64.23
C32	28°47'10"	170.00	85.41	N 53°22'49" E	84.52
C33	50°36'20"	230.00	203.14	N 64°17'24" E	196.61
C34	23°23'04"	230.00	93.87	N 50°40'46" E	93.22

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C35	27°13'16"	230.00	109.27	N 75°58'56" E	108.25
C36	89°35'34"	20.00	31.28	N 44°47'47" E	28.18
C37	90°23'06"	20.00	31.55	S 45°12'23" E	28.38
C38	90°00'47"	230.00	365.35	S 44°54'02" E	328.13
C39	26°44'29"	230.00	107.35	S 77°02'11" E	106.38
C40	21°26'01"	230.00	86.04	S 52°56'56" E	85.54
C41	32°15'21"	230.00	129.48	S 26°06'16" E	127.78
C42	10°34'57"	230.00	42.48	S 04°41'07" E	42.42
C43	34°55'47"	230.00	140.22	S 18°04'15" W	138.06
C44	87°37'22"	20.00	30.88	S 08°42'00" E	27.90
C45	36°27'30"	170.00	108.17	N 71°09'54" E	106.36
C46	89°56'25"	20.00	31.41	N 45°36'21" E	28.28
C47	88°59'10"	170.00	264.03	S 45°05'56" W	238.28
C48	88°09'15"	170.00	261.56	S 44°40'51" W	236.51
C49	00°49'55"	170.00	2.47	S 89°10'34" W	2.47
C50	142°06'24"	170.00	379.47	N 26°25'25" W	305.45
C51	54°27'30"	170.00	161.58	N 63°08'28" W	155.57
C52	73°26'06"	170.00	217.89	N 00°48'20" E	203.28
C53	52°06'19"	170.00	154.60	N 63°34'33" E	149.33
C54	50°33'57"	230.00	202.98	N 64°16'12" E	196.46
C55	09°37'28"	230.00	37.15	N 84°50'51" E	37.11
C56	27°02'18"	230.00	108.18	N 66°60'88" E	107.17
C57	14°21'42"	230.00	57.65	N 46°10'04" E	57.50
C58	50°36'20"	170.00	150.15	N 64°17'24" E	145.32
C59	90°00'47"	200.00	270.04	S 44°54'02" E	242.53
C60	34°26'26"	130.38	78.37	N 54°34'08" E	77.20



SMITH
Civil Engineering
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER
REGISTERED
08/28/2026
8140
STATE OF IDAHO
ROGER J. SMITH

Sheet
3

1 PRELIMINARY PLAT 1"=100'

2 VICINITY MAP 1"=2500'

PRELIMINARY DRAINAGE AND GRADING PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2026

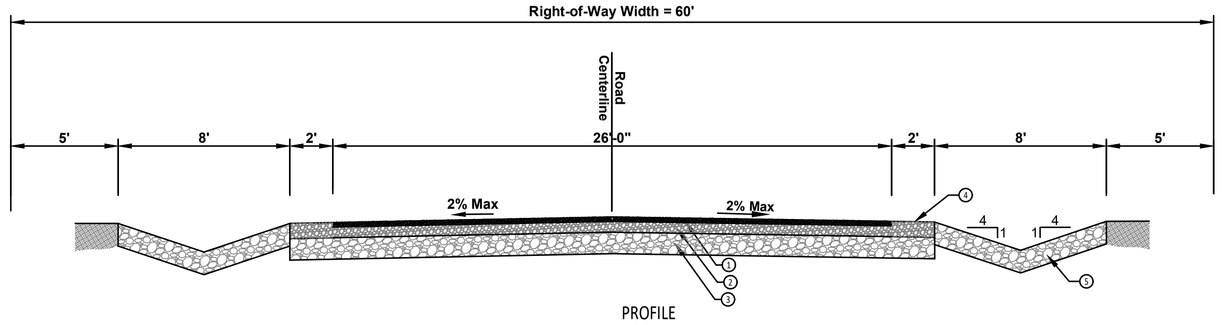
NOTES

(A) All construction shall be per ISPWC specifications.

(B) Street longitudinal profile grades 0.4% minimum.

(C) Asphalt and aggregate base thickness are minimum allowed. Actual thickness shall be designed by the engineer based on the traffic index and "R" value of subgrade soils and approved by Canyon Highway Districts.

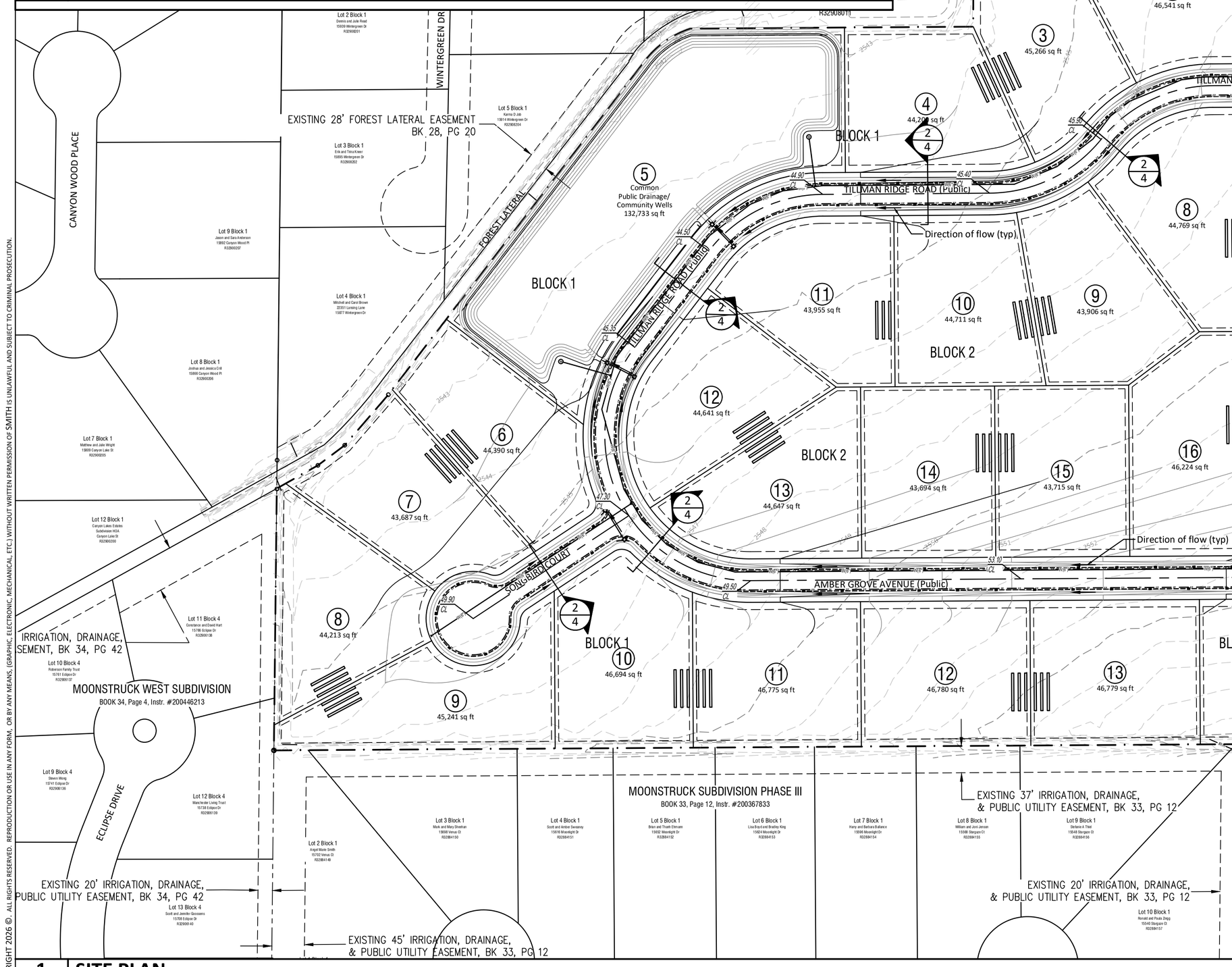
(D) Vertical curve and horizontal curve requirements based on AASHTO policy on geometric design of highways and streets.



PROFILE
N.T.S.

ITEM	TYPE	MINIMUM DEPTH
(1)	Hot plant mix asphalt ------- Class III ----------	3"
(2)	Crushed aggregate base --- 3/4" (Type I) ---------- or leading course	6"
(3)	Uncrushed aggregate ------ 6" uncrushed ---------- base course	12"
(4)	Gravel shoulder ----------	12"
(5)	Gravel borrow with 4:1 side slopes ----------	12"

2 TWO LANE RURAL ROAD SECTION



1 SITE PLAN

1"=100'

REVISED
1 11-24-2025 Agency Reviews
2 03-25-2026 Agency Reviews
3 07-16-2026 Agency Reviews
4 08-28-2026 Agency Reviews

Date
March 25, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY DRAINAGE AND GRADING PLAN

Exhibit B.7

SMITH Civil Engineering
2485 E. Oakborough Cr., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER
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08/28/2026
8140
STATE OF IDAHO
ROGER J. SMITH

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PRELIMINARY IRRIGATION PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2026

SCALE 1" = 100'

W 1/16
FND BRASS CAP
CP&F NO. 2019-016189

N 1/16
FND ALUM CAP
CP&F NO. 2019-016192

E 1/16
FND 1/2" REBAR

KARCHER ROAD
(STATE HWY 55)

ASHLAND DRIVE

HORIZON DRIVE

ELIZABETH AVENUE

LAVIN STREET

SOMERSET WEST SUBDIVISION
BOOK 14, Page 7, Instr. #738702
November 12, 1974

WINTERGREEN SUBDIVISION
BOOK 25, Page 20, Instr. #200021863
June 21, 2000

WINTERGREEN DRIVE

CANYON WOOD PLACE

MOONSTRUCK WEST SUBDIVISION
BOOK 34, Page 4, Instr. #200046213

ECLIPSE DRIVE

MOONSTRUCK SUBDIVISION PHASE III
BOOK 33, Page 12, Instr. #200367833

VANAL HEIGHTS SUBDIVISION
BOOK 6, Page 1
May 18, 1960

S. VANDAL AVENUE

DEVON DRIVE

VISTA DRIVE

VIDFLON WAY (Public)

TILLMAN RIDGE COURT

TILLMAN RIDGE ROAD (Public)

AMBER GROVE AVENUE (Public)

Idaho Transportation Board
15433 Karcher Rd
R32908010

State Of Idaho
Transportation Department
15641 Karcher Rd
R32908012

State Of Idaho
Transportation Department
15633 Karcher Rd
R32908

State Of Idaho
Transportation Department
15579 Karcher Rd
R32909

State Of Idaho
Transportation Department
0 Karcher Rd
R32908011

EXISTING 28' FOREST LATERAL EASEMENT
BK 28, PG 20

FOREST LATERAL

IRRIGATION, DRAINAGE, EASEMENT, BK 34, PG 42

EXISTING 20' IRRIGATION, DRAINAGE, PUBLIC UTILITY EASEMENT, BK 34, PG 42

EXISTING 45' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 37' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 20' IRRIGATION, DRAINAGE, & PUBLIC UTILITY EASEMENT, BK 33, PG 12

Landscape Buffer

Roadside borrow (typ)

New pressure irrigation service (typ)

New perimeter irrigation system piping

New internal irrigation system piping

Existing drainage ditch to be removed

Existing irrigation well pump to be connected to new perimeter irrigation system

Existing irrigation supply ditch to be removed

Common Public Drainage/ Community Wells
132,733 sq ft

BLOCK 1

1	45,954 sq ft	
2	46,541 sq ft	
3	45,266 sq ft	
4	44,200 sq ft	
5	43,955 sq ft	
6	44,390 sq ft	
7	43,687 sq ft	
8	44,213 sq ft	
9	45,241 sq ft	
10	46,694 sq ft	
11	46,775 sq ft	
12	46,780 sq ft	
13	46,779 sq ft	
14	46,781 sq ft	
15	47,023 sq ft	

BLOCK 2

1	46,987 sq ft	
2	45,910 sq ft	
3	45,910 sq ft	
4	45,910 sq ft	
5	45,910 sq ft	
6	45,911 sq ft	
7	46,911 sq ft	
8	44,769 sq ft	
9	43,906 sq ft	
10	44,711 sq ft	
11	43,955 sq ft	
12	44,641 sq ft	
13	44,647 sq ft	
14	43,694 sq ft	
15	43,715 sq ft	
16	46,224 sq ft	
17	46,911 sq ft	
18	45,911 sq ft	
19	45,930 sq ft	
20	45,910 sq ft	
21	45,910 sq ft	
22	45,910 sq ft	
23	50,073 sq ft	

BLOCK 3

1	47,168 sq ft	
2	45,207 sq ft	
3	45,172 sq ft	
4	52,896 sq ft	
5	47,270 sq ft	
6	46,717 sq ft	
7	46,926 sq ft	
8	47,452 sq ft	

BLOCK 4

1	52,714 sq ft	
2	51,102 sq ft	
3	62,490 sq ft	

1 SITE PLAN

1"=100'

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REVISED
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3 07-16-2026 Agency Reviews
4 08-28-2026 Agency Reviews

Date
March 25, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY IRRIGATION PLAN

Exhibit B.7

SMITH Civil Engineering
2485 E. Oakborough Cr., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 08/28/2026 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
5

PRELIMINARY WATER PLAN
TILLMAN RIDGE SUBDIVISION

Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2026

SCALE 1" = 100'

W 1/16
FND BRASS CAP
CP&F NO. 2019-016189

N 1/16
FND ALUM CAP
CP&F NO. 2019-016192

E 1/16
FND 1/2" REBAR

KARCHER ROAD
(STATE HWY 55)

ASHLAND DRIVE

HORIZON DRIVE

LAVIN STREET

ELIZABETH AVENUE

SOMERSET WEST SUBDIVISION
BOOK 14, Page 7, Instr. #738702
November 12, 1974

WINTERGREEN SUBDIVISION
BOOK 25, Page 20, Instr. #200021863
June 21, 2000

WINTERGREEN DRIVE

CANYON WOOD PLACE

ECLIPSE DRIVE

MOONSTRUCK WEST SUBDIVISION
BOOK 34, Page 4, Instr. #200046213

MOONSTRUCK SUBDIVISION PHASE III
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VANAL HEIGHTS SUBDIVISION
BOOK 6, Page 1
May 18, 1960

S. VANDAL AVENUE

DEVON DRIVE

VISTA DRIVE

VISTA DRIVE [PUBLIC]

AMBER GROVE AVENUE [Public]

TILLMAN RIDGE ROAD [PUBLIC]

VIDOR ROAD [PUBLIC]

ROSCOMMON COURT

Idaho Transportation Board
15433 Karcher Rd
R32908010

State Of Idaho
Transportation Department
15641 Karcher Rd
R32908012

State Of Idaho
Transportation Department
15633 Karcher Rd
R32908

State Of Idaho
Transportation Department
15579 Karcher Rd
R32909

State Of Idaho
Transportation Department
0 Karcher Rd
R32908011

Landscape Buffer

Community Well

Common
Public Drainage/
Community Wells
132,733 sq ft

EXISTING 28' FOREST LATERAL EASEMENT
BK 28, PG 20

FOREST LATERAL

IRRIGATION, DRAINAGE,
SEMENT, BK 34, PG 42

EXISTING 20' IRRIGATION, DRAINAGE,
PUBLIC UTILITY EASEMENT, BK 34, PG 42

EXISTING 45' IRRIGATION, DRAINAGE,
& PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 37' IRRIGATION, DRAINAGE,
& PUBLIC UTILITY EASEMENT, BK 33, PG 12

EXISTING 20' IRRIGATION, DRAINAGE,
& PUBLIC UTILITY EASEMENT, BK 33, PG 12

BLOCK 1
1 45,954 sq ft
2 46,541 sq ft
3 45,266 sq ft
4 44,200 sq ft
5 Common Public Drainage/ Community Wells 132,733 sq ft
6 44,390 sq ft
7 43,687 sq ft
8 44,213 sq ft
9 45,241 sq ft
10 46,694 sq ft
11 46,775 sq ft
12 46,780 sq ft
13 46,779 sq ft
14 47,023 sq ft
15 43,715 sq ft
16 44,647 sq ft
17 43,694 sq ft
18 44,641 sq ft
19 44,711 sq ft
20 43,955 sq ft
21 43,906 sq ft

BLOCK 2
1 46,987 sq ft
2 45,910 sq ft
3 45,910 sq ft
4 45,910 sq ft
5 45,910 sq ft
6 45,911 sq ft
7 46,911 sq ft
8 44,769 sq ft
9 45,911 sq ft
10 45,910 sq ft
11 46,911 sq ft
12 45,930 sq ft
13 45,910 sq ft
14 45,910 sq ft
15 45,910 sq ft
16 46,911 sq ft
17 46,911 sq ft
18 45,911 sq ft
19 45,930 sq ft
20 45,910 sq ft
21 45,910 sq ft
22 45,910 sq ft
23 50,073 sq ft

BLOCK 3
1 45,172 sq ft
2 45,207 sq ft
3 47,168 sq ft
4 52,896 sq ft
5 47,270 sq ft
6 46,717 sq ft
7 46,926 sq ft
8 47,452 sq ft

BLOCK 4
1 52,714 sq ft
2 51,102 sq ft
3 62,490 sq ft

12'-0"

1 SITE PLAN

1"=100'

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3 07-16-2026 Agency Reviews
4 08-28-2026 Agency Reviews

Date
March 25, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY WATER PLAN

Exhibit B.7

SMITH Civil Engineering
2485 E. Oakborough Cr., Eagle, ID 83616
(208) 870-1015

PROFESSIONAL ENGINEER
REGISTERED
08/28/2026
8140
STATE OF IDAHO
ROGER J. SMITH

Sheet
6

Exhibit B.8

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 2" BELOW ADJACENT SURFACES IN PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH, 5.5 TO 7.0.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN SIDEWALK.
18. ANY TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
19. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
    A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
    B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
    C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    E. LEGALLY DISPOSE OF WASTE MATERIAL, NCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
5. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
6. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
7. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 85 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
    A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
    B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TURF AREA PREPARATION NOTES:

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
5. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
6. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
    A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
    B. LEGALLY DISPOSE OF WASTE MATERIAL, NCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
7. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
8. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
9. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    a. PRECISE INDIVIDUAL STATION TIMING
    b. RUN TIME CAPABILITIES FOR ENTRIES N PRECIPITATION RATES
    c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (8) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 8 IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,880 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,180 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,090 S.F.
TURF PROVIDED: 19,080 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PROJECT INFORMATION

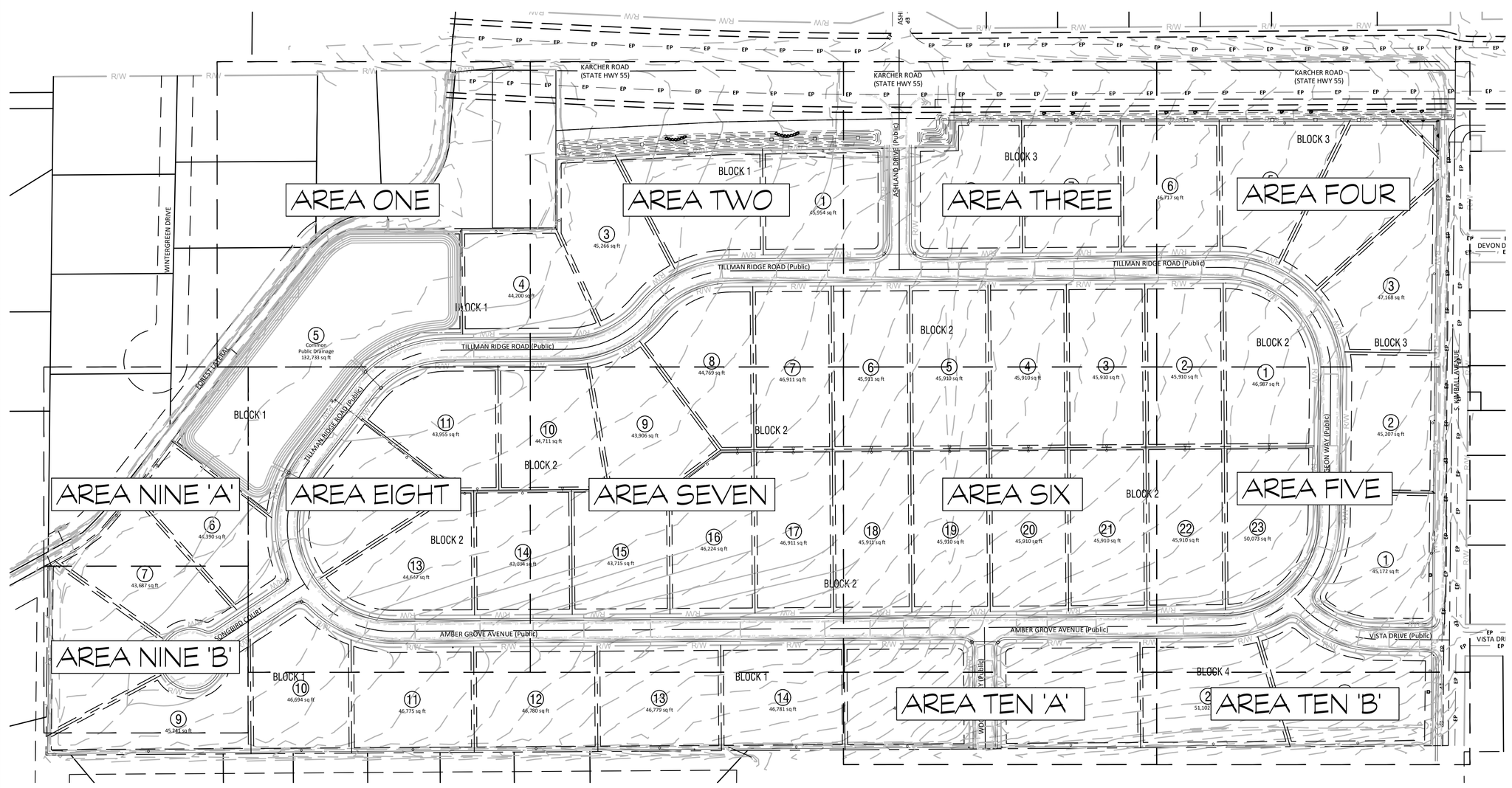
- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
    - RESIDENTIAL LOTS: 48
        - AVERAGE LOT SIZE: 46,293 S.F.
    - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
    - NORTH: RESIDENTIAL
    - SOUTH: RESIDENTIAL
    - EAST: RESIDENTIAL
    - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0'
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6'-8" HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW 'WALKER'S LOW CATMINT'	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN PYGMY FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W



OVERALL LANDSCAPE PLAN

NORTH

0 60 120 180 feet

1" = 60'

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO
KYLE K. MINNERS
PRELIMINARY PLAT
NOT FOR CONSTRUCTION
LICENSED
LANDSCAPE ARCHITECT
DATE: 7/21/26

SCALE (H): | DRAWN BY: KK | DESIGNED BY: CJW | CHECKED BY: KK
SCALE (V): |

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

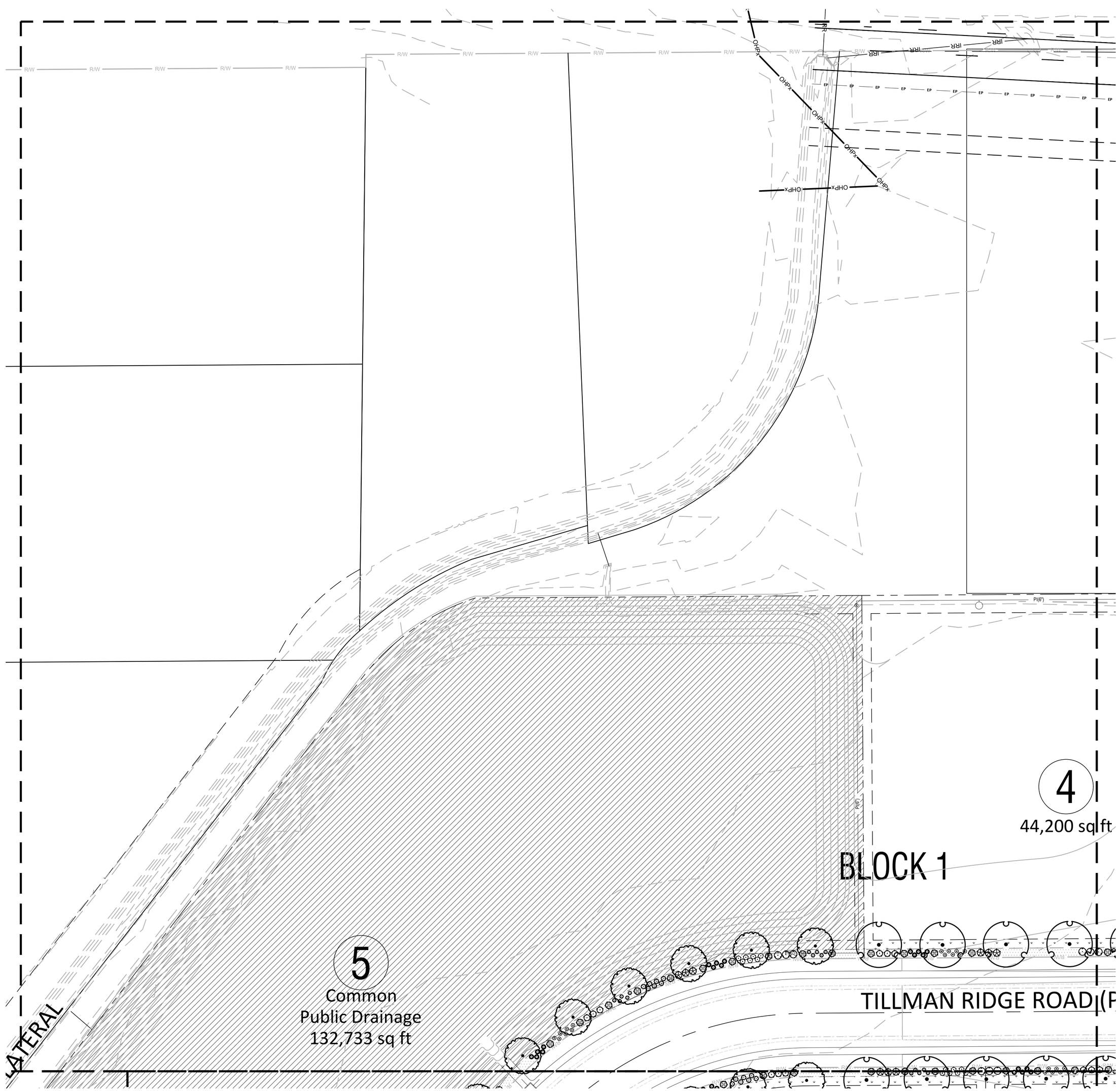
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PROJECT NO. R26070

OVERALL LANDSCAPE PLAN

L1.0

Exhibit B.8



LANDSCAPE PLAN - AREA ONE

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,180 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,080 S.F.
TURF PROVIDED: 19,080 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE, SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE, NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3' DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6-8 HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

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STATE OF IDAHO
KRISTOPHER KOSTER
PRELIMINARY NOT FOR CONSTRUCTION
LA-2098817
7/24/26
LICENSED LANDSCAPE ARCHITECT

SCALE (H): 1" = 30'
SCALE (V): N/A
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

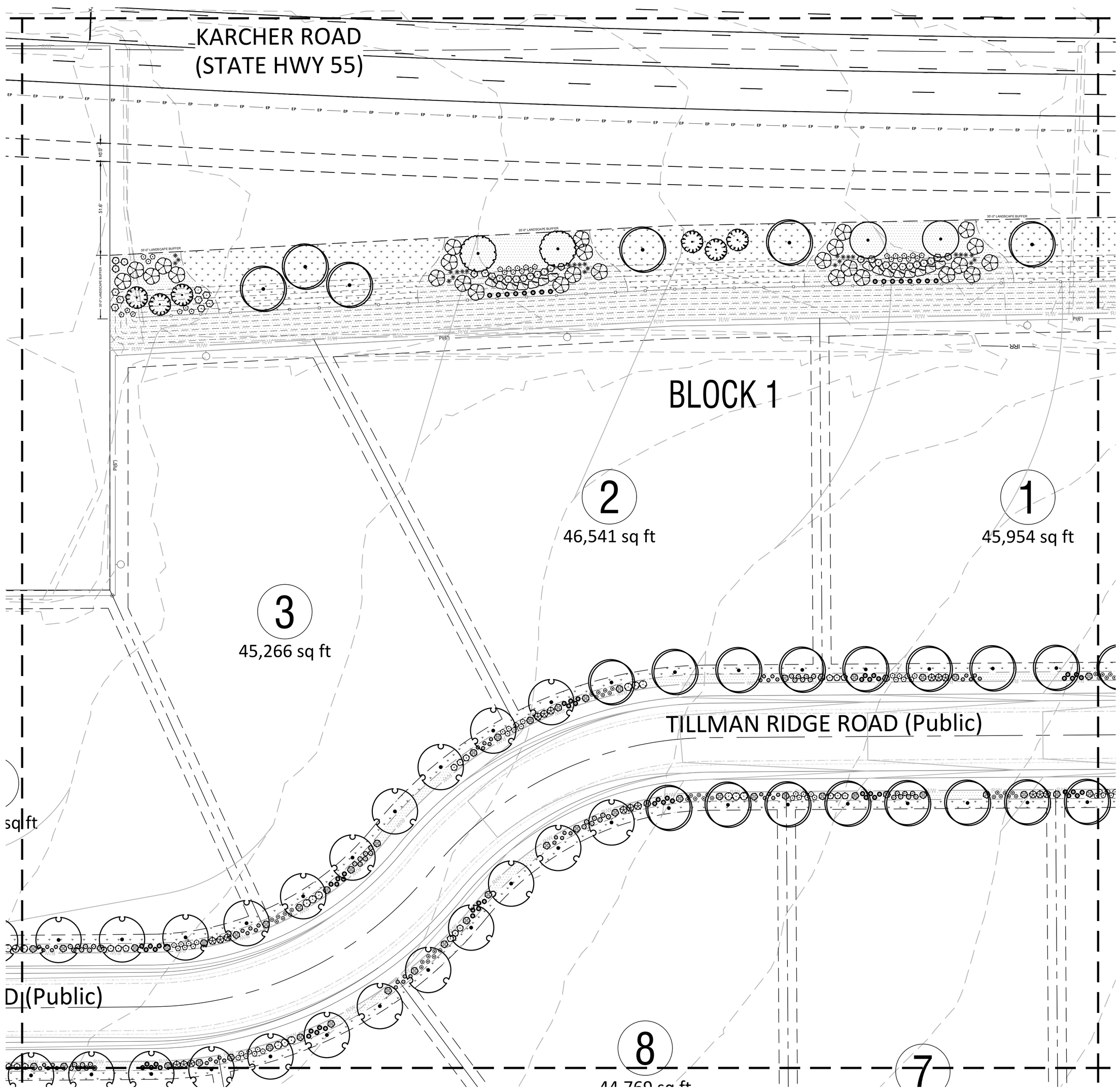
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA ONE

L1.1

Exhibit B.8



LANDSCAPE PLAN - AREA TWO

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
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TREES REQUIRED: 7 (14 TOTAL)
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SHRUBS REQUIRED: 58 (116 TOTAL)
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MAX. TURF ALLOWED: 2,330 S.F.
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TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
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MAX. TURF ALLOWED: 11,740 S.F.
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
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	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
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	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
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	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X 'WALKERS LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
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	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

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STATE OF IDAHO
KENNETH KNOPP
PRELIMINARY NOT FOR CONSTRUCTION
LA-RLA-17817
7/14/26
REGISTERED LANDSCAPE ARCHITECT

SCALE (H): SCALE (V):
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

Exhibit B.8

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

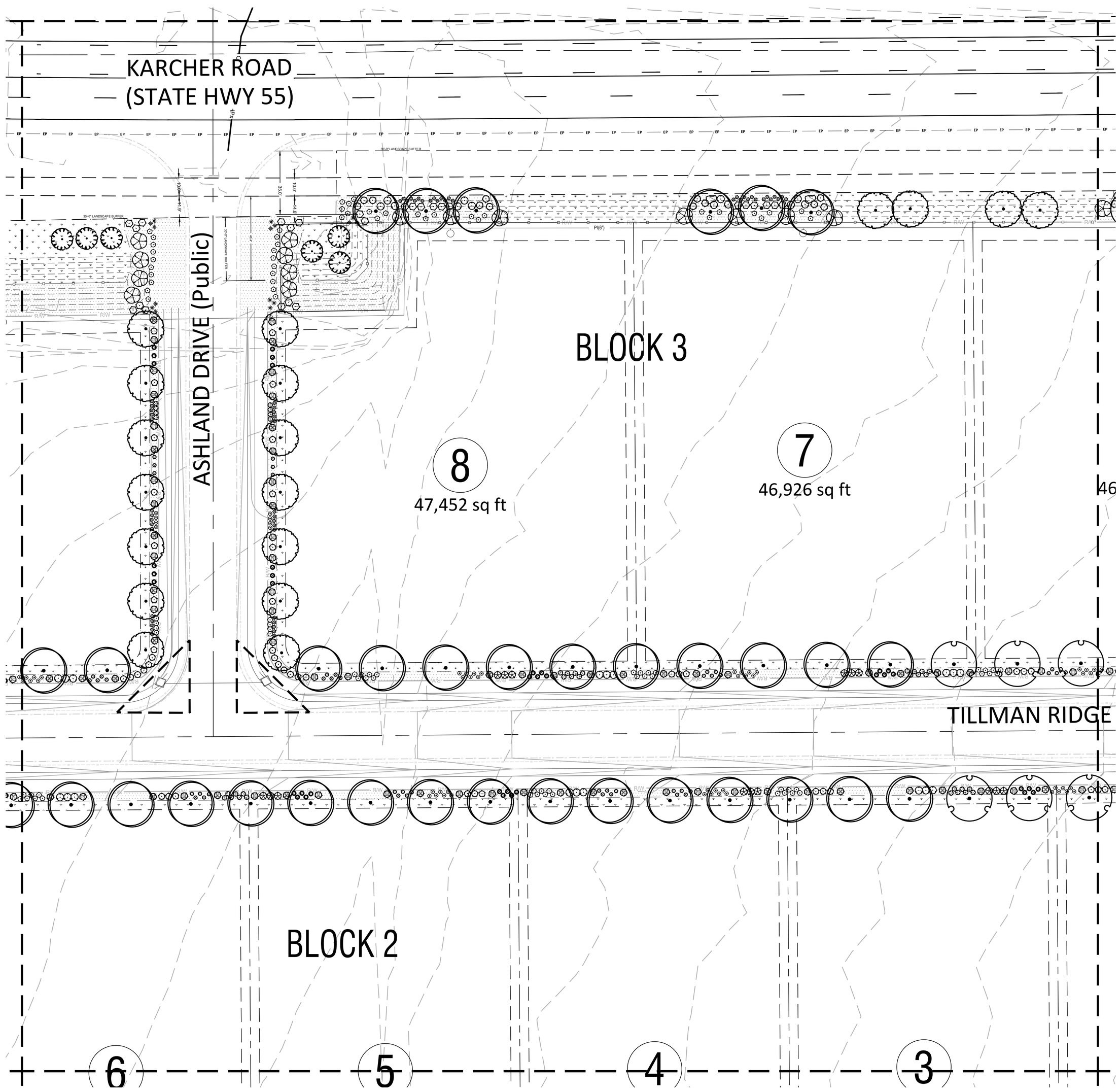
REVISIONS

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PROJECT NO. R26070

LANDSCAPE PLAN - AREA TWO

L1.2



LANDSCAPE PLAN - AREA THREE

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' N HEIGHT
- FENCING TO NOT EXCEED 6' N HEIGHT
- 1 CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
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TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
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MAX. TURF ALLOWED: 2,330 S.F.
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TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
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TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
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- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
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TOTAL S.F. OF BUFFER AREA: 5,180 S.F.

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- 10' LANDSCAPE BUFFER
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TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
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MAX. TURF ALLOWED: 19,080 S.F.
TURF PROVIDED: 19,080 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6'-8' HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO
KARL W. MUNSTEAD
PRELIMINARY PLAT
NOT FOR CONSTRUCTION
LA-2098
7/21/26
REGISTERED LANDSCAPE ARCHITECT

SCALE (H): 1" = 30'
SCALE (V): N/A
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

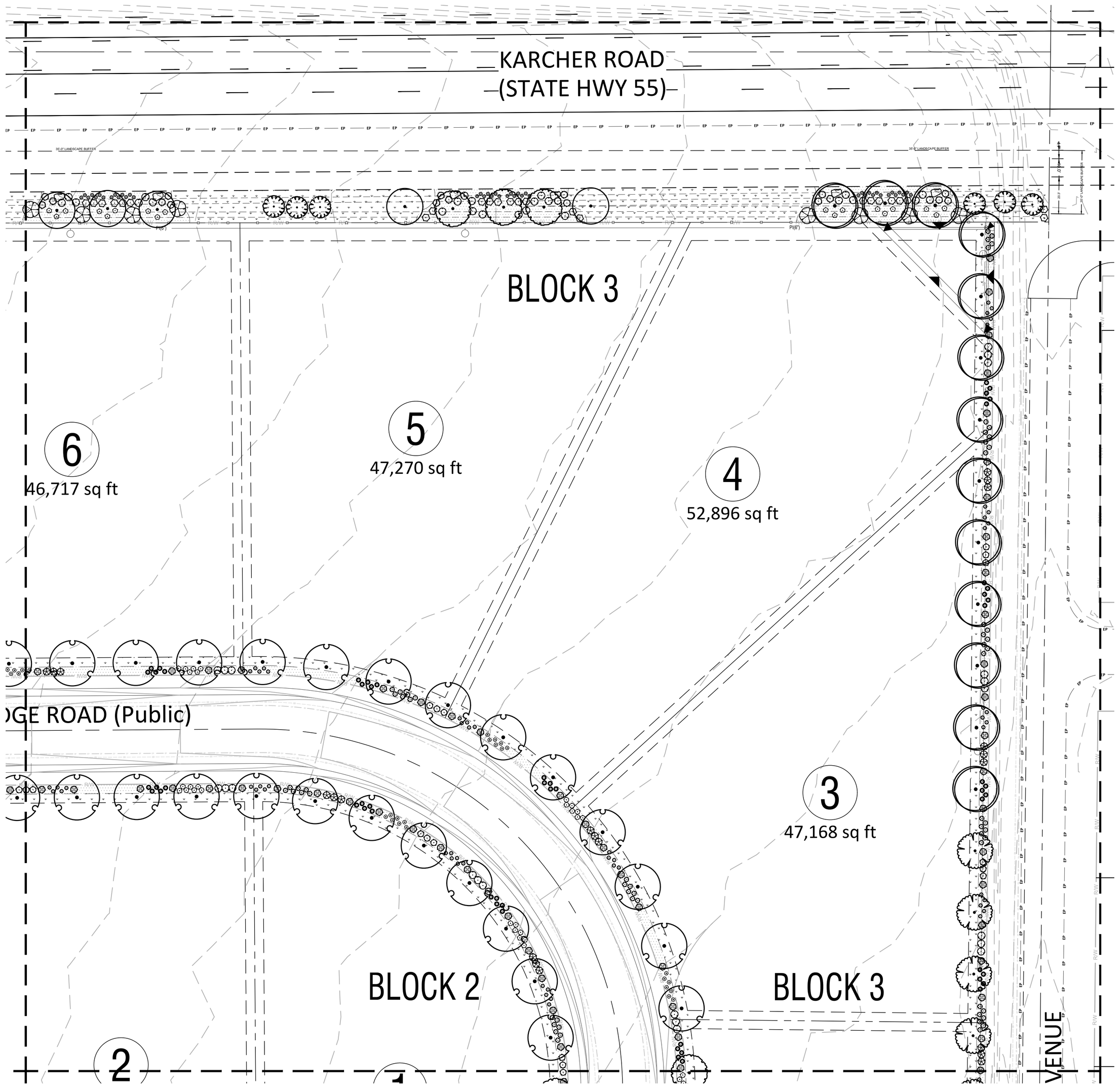
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA THREE

L1.3

Exhibit B.8



LANDSCAPE PLAN - AREA FOUR

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,180 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,080 S.F.
TURF PROVIDED: 19,080 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 29,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6-8 HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE, SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE, NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO
KARL E. KOSTBERG
PRELIMINARY NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
LA-1098817
7/14/26

SCALE (H):	
SCALE (V):	
DRAWN BY:	KK
DESIGNED BY:	CJW
CHECKED BY:	KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

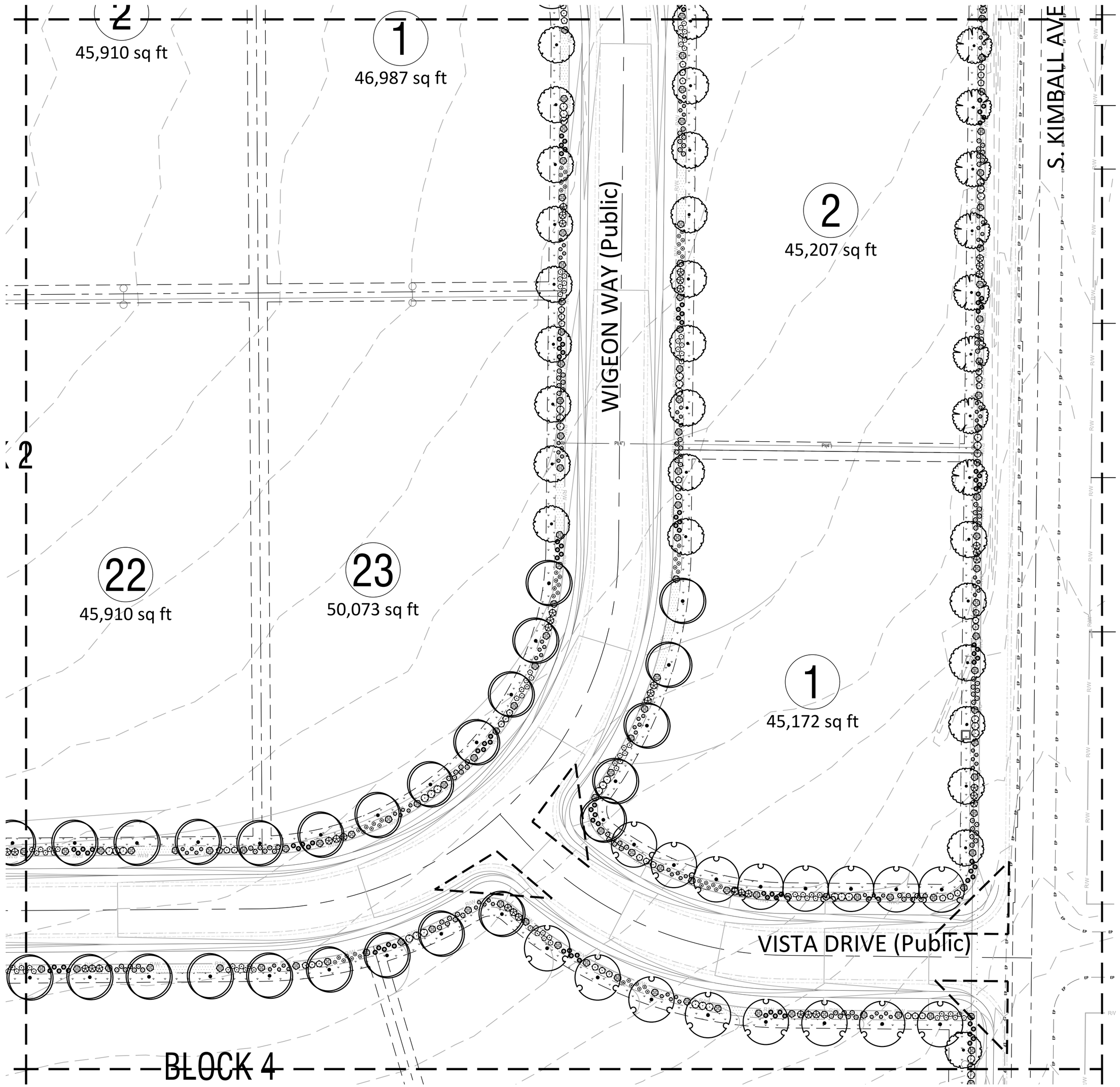
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA FOUR

L1.4

Exhibit B.8



LANDSCAPE PLAN - AREA FIVE

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' N HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1 CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,160 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,090 S.F.
TURF PROVIDED: 19,090 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
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S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
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TURF PROVIDED: 11,860 S.F.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6-8' HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKERS LOW WALKERS LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

ACKERMAN ESTVOLD
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STATE OF IDAHO
KYLE KIMMEL
PRELIMINARY NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
LA-2018817
7/24/26

SCALE (H):	
SCALE (V):	
DRAWN BY:	KK
DESIGNED BY:	CJW
CHECKED BY:	KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

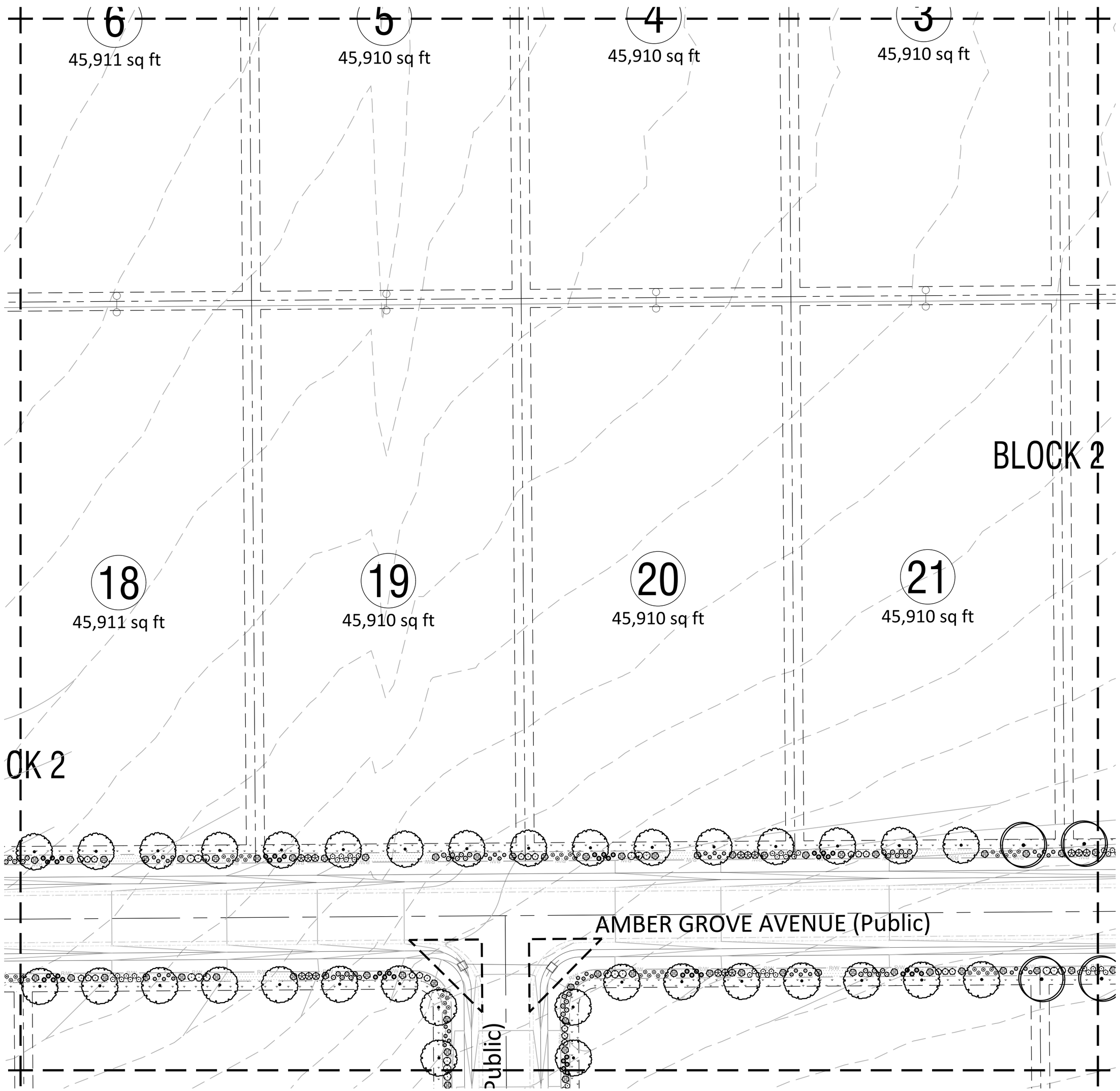
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA FIVE

L1.5

Exhibit B.8



LANDSCAPE PLAN - AREA SIX

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,160 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,090 S.F.
TURF PROVIDED: 19,090 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES KEITHSFORM NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6-8 HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' DARTS GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
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- ADJACENT ZONING:
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  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE, SEE L1.0 FOR ADDITIONAL INFORMATION
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- BOULDER INSTALLATION PER DETAIL 7/L1.11
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STATE OF IDAHO
KARL KRISTOFFER KIMMEL
PRELIMINARY NOT FOR CONSTRUCTION
LA-1098817
7/21/26
REGISTERED LANDSCAPE ARCHITECT

SCALE (H): 1" = 30'
SCALE (V): N/A
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

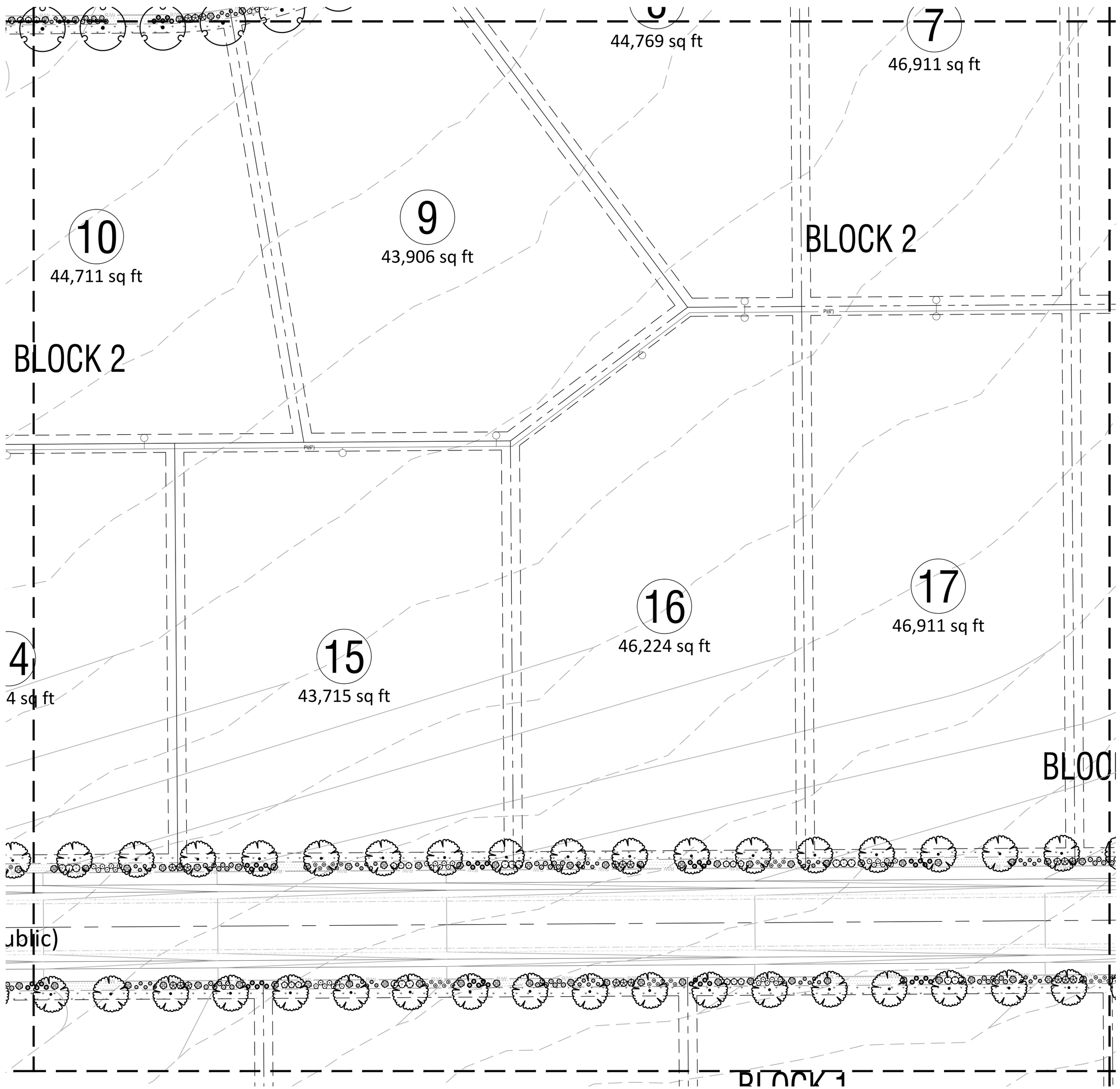
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA SIX

L1.6

Exhibit B.8



LANDSCAPE PLAN - AREA SEVEN

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,160 S.F.

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- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,090 S.F.
TURF PROVIDED: 19,090 S.F.

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TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
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WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
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TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
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- 10' LANDSCAPE BUFFER
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S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
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TREES REQUIRED: 34
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SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

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- ADJACENT ZONING:
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LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
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- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6'-8' HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
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	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
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STATE OF IDAHO
KARL W. KOSTER
PRELIMINARY NOT FOR CONSTRUCTION
LA-988817
07/24/26
REGISTERED LANDSCAPE ARCHITECT

SCALE (H): 1" = 30'
SCALE (V):
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

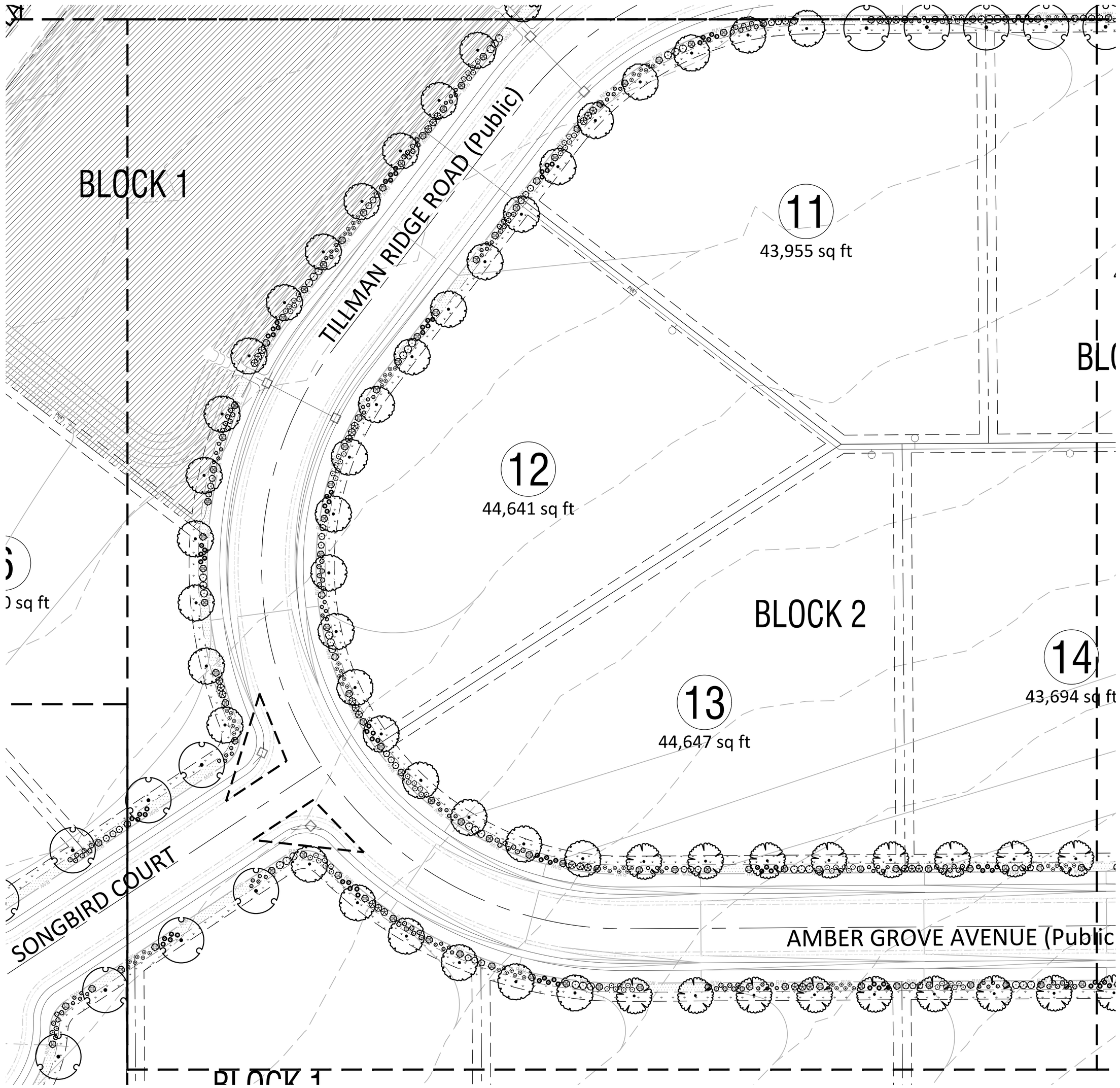
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA SEVEN

L1.7

Exhibit B.8



LANDSCAPE PLAN - AREA EIGHT

NORTH

0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2 AND 6' IN HEIGHT
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- 1 CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
SHRUBS PROVIDED: 1,138

MAX. TURF ALLOWED: 11,740 S.F.
TURF PROVIDED: 11,740 S.F.

SONGBIRD COURT - 258 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 5,180 S.F.

SHRUBS REQUIRED: 65 (130 TOTAL)
SHRUBS PROVIDED: 130

MAX. TURF ALLOWED: 2,580 S.F.
TURF PROVIDED: 2,580 S.F.

AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
TREES PROVIDED: 110

TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,080 S.F.
TURF PROVIDED: 19,080 S.F.

VISTA DRIVE - 317 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 9 (18 TOTAL)
TREES PROVIDED: 18

TOTAL S.F. OF BUFFER AREA: 6,340 S.F.

SHRUBS REQUIRED: 79 (158 TOTAL)
SHRUBS PROVIDED: 158

MAX. TURF ALLOWED: 3,170 S.F.
TURF PROVIDED: 3,170 S.F.

WIGEON WAY - 602 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 17 (34 TOTAL)
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 12,040 S.F.

SHRUBS REQUIRED: 151 (302 TOTAL)
SHRUBS PROVIDED: 302

MAX. TURF ALLOWED: 6,020 S.F.
TURF PROVIDED: 6,020 S.F.

WOODSIDE WAY - 230 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6-8' HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X 'WALKERS LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE. SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2 MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO
KARL KRISTOFFER KOSTER
LANDSCAPE ARCHITECT
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LA-C-6817
7/14/26

SCALE (H): | DRAWN BY: KK
SCALE (V): | DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

Exhibit B.8

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

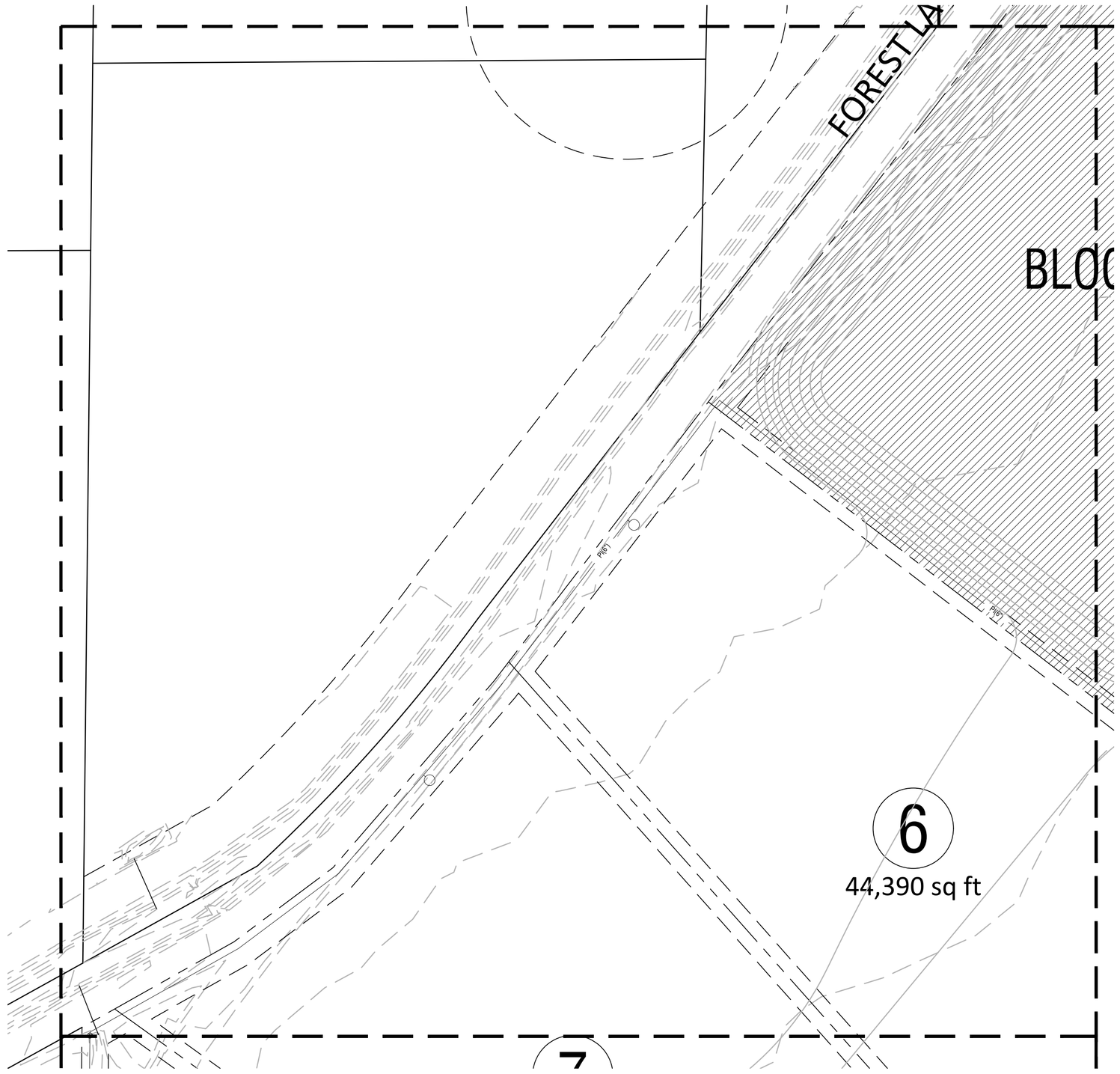
REVISIONS

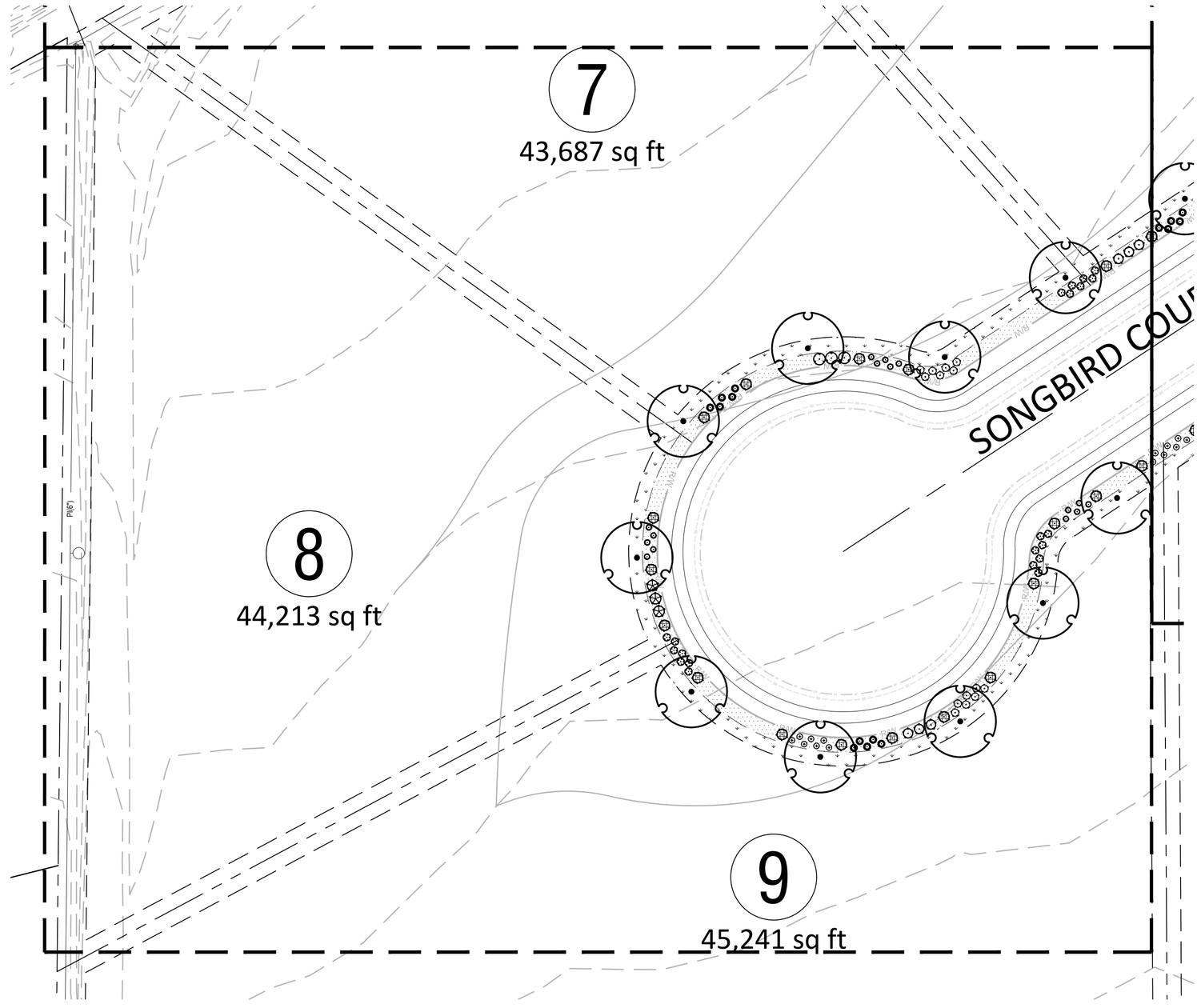
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA EIGHT

L1.8





LANDSCAPE PLAN - AREA NINE 'A'

NORTH 0 30 60 90 feet

1" = 30'

LANDSCAPE PLAN - AREA NINE 'B'

NORTH 0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

KARCHER ROAD - 1,702 L.F.

- 35' WIDE LANDSCAPE BUFFER
- UNDULATING BERMS BETWEEN 2' AND 8' IN HEIGHT
- FENCING TO NOT EXCEED 6' IN HEIGHT
- 1, CLASS II TREE PER 35 L.F.
- 1 SHRUB PER 4 L.F.
- 1 BOULDER PER 75 L.F.
- TURF GRASS NOT TO EXCEED 50% OF BUFFER

TREES REQUIRED: 49
TREES PROVIDED: 49

TOTAL S.F. OF BUFFER AREA: 59,570 S.F.

SHRUBS REQUIRED: 426
SHRUBS PROVIDED: 426

MAX. TURF ALLOWED: 29,785 S.F.
TURF PROVIDED: 24,640 S.F.

BOULDERS REQUIRED: 23
BOULDERS PROVIDED: 23

ASHLAND DRIVE - 233 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,660 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,330 S.F.
TURF PROVIDED: 2,330 S.F.

TILLMAN RIDGE ROAD - 2,274 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 65 (130 TOTAL)
TREES PROVIDED: 130

TOTAL S.F. OF BUFFER AREA: 45,480 S.F.

SHRUBS REQUIRED: 569 (1,138 TOTAL)
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MAX. TURF ALLOWED: 11,740 S.F.
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- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
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AMBER GROVE AVE. - 1,919 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 55 (110 TOTAL)
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TOTAL S.F. OF BUFFER AREA: 38,180 S.F.

SHRUBS REQUIRED: 480 (960 TOTAL)
SHRUBS PROVIDED: 960

MAX. TURF ALLOWED: 19,090 S.F.
TURF PROVIDED: 19,090 S.F.

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TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
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LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
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- 6'-0" TALL CONCRETE WALL PER DEVELOPER
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- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

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	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
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	451	NEPETA X 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
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ACKERMAN ESTVOLD
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208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STATE OF IDAHO · KARL J. OSTLUND · 17817 · REGISTERED · LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION
7/21/26

SCALE (H): SCALE (V):
DRAWN BY: KK
DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

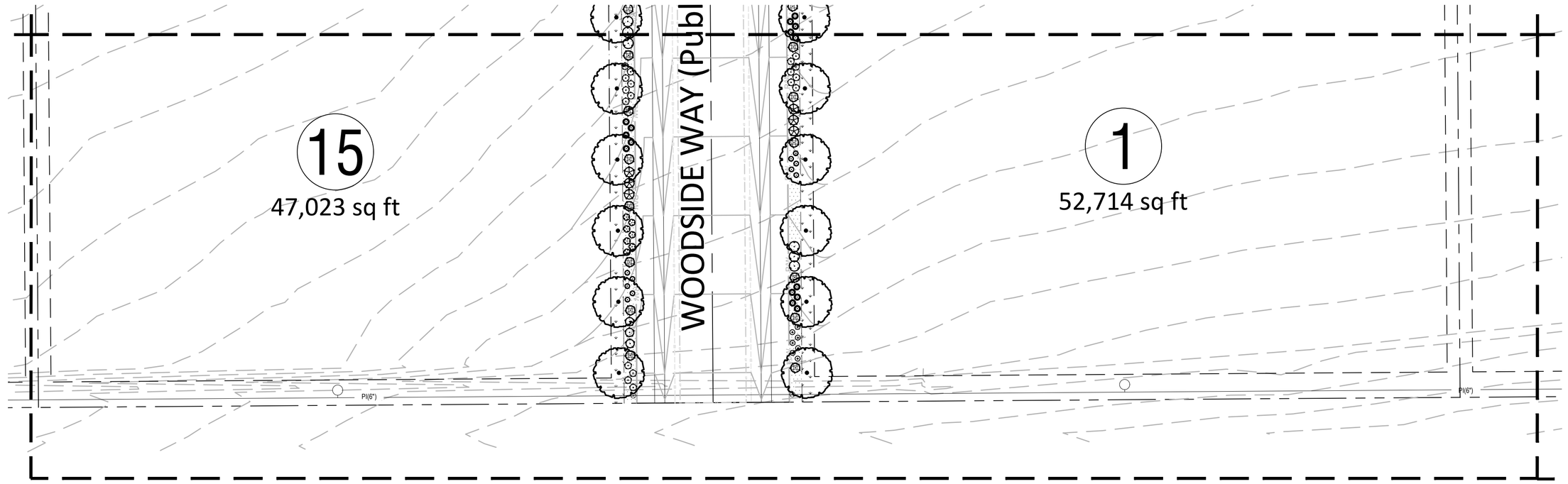
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA NINE

L1.9

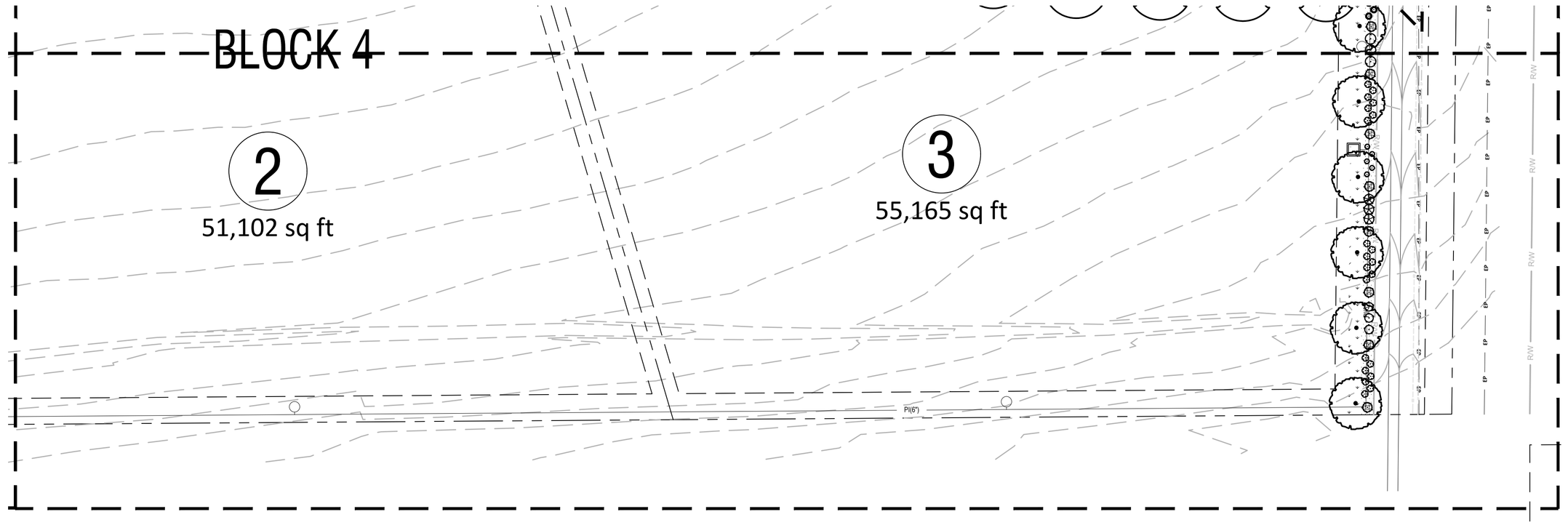
Exhibit B.8



LANDSCAPE PLAN - AREA TEN 'A'

NORTH 0 30 60 90 feet

1" = 30'



LANDSCAPE PLAN - AREA TEN 'B'

NORTH 0 30 60 90 feet

1" = 30'

LANDSCAPE REQUIREMENTS

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- FENCING TO NOT EXCEED 6' IN HEIGHT
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BOULDERS REQUIRED: 23
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ASHLAND DRIVE - 233 L.F.

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- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 7 (14 TOTAL)
TREES PROVIDED: 14

TOTAL S.F. OF BUFFER AREA: 4,600 S.F.

SHRUBS REQUIRED: 58 (116 TOTAL)
SHRUBS PROVIDED: 116

MAX. TURF ALLOWED: 2,300 S.F.
TURF PROVIDED: 2,300 S.F.

S. KIMBALL AVE. - 1,186 L.F.

- 10' LANDSCAPE BUFFER
- MAX. 50% TURF
- 1 CLASS II TREE PER 35 LINEAR FEET OF STREET FRONTAGE
- 1 SHRUB PER 4 L.F.

TREES REQUIRED: 34
TREES PROVIDED: 34

TOTAL S.F. OF BUFFER AREA: 23,720 S.F.

SHRUBS REQUIRED: 297 TOTAL
SHRUBS PROVIDED: 297

MAX. TURF ALLOWED: 11,860 S.F.
TURF PROVIDED: 11,860 S.F.

PROJECT INFORMATION

- PARCEL: R3286200000
- PARCEL SIZE: 2,742,973± S.F. (62.97± ACRES)
- PROPOSED NUMBER OF LOTS: 50
  - RESIDENTIAL LOTS: 48
    - AVERAGE LOT SIZE: 46,293 S.F.
  - COMMON LOTS: 1
- CURRENT ZONING: AGRICULTURE
- PROPOSED ZONING: R1 - SINGLE FAMILY RESIDENTIAL
- ADJACENT ZONING:
  - NORTH: RESIDENTIAL
  - SOUTH: RESIDENTIAL
  - EAST: RESIDENTIAL
  - WEST: RESIDENTIAL

LANDSCAPE LEGEND

- PROPERTY LINE
- CUT EDGING PER DETAIL 6/L1.11
- CONTOUR INTERVALS SHOWN AT 1'-0"
- 6'-0" TALL CONCRETE WALL PER DEVELOPER
- MATCHLINE, SEE L1.0 FOR ADDITIONAL INFORMATION
- 40' x 40' CLEAR VISION TRIANGLE. NO MATURE VEGETATION OVER 30" ALLOWED WITHIN
- PROPOSED PLANT MATERIAL TO BE INSTALLED AS SPECIFIED PER DETAILS 1, 2, 3, 4, AND 5/L1.11
- BOULDER INSTALLATION PER DETAIL 7/L1.11
- BOULDER WALL INSTALLATION PER DETAIL 8/L1.11
- DROUGHT TOLERANT SOD OVER APPROVED TOP SOIL AS SPECIFIED
- DROUGHT TOLERANT HYDROSEED OVER APPROVED TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	63	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING NORWAY MAPLE	2" CAL. B&B	35' H X 30' W CLASS II
	90	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL. B&B	40' H X 30' W CLASS II
	143	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' NORWEGIAN SUNSET® MAPLE	2" CAL. B&B	35' H X 25' W CLASS II
	7	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' PACIFIC SUNSET® MAPLE	2" CAL. B&B	30' H X 25' W CLASS II
	18	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS PYRAMID LIMBER PINE	6'-8' HT. B&B	25' H X 15' W
	96	TILIA CORDATA LITTLELEAF LINDEN	2" CAL. B&B	50' H X 30' W CLASS II
SHRUBS				
	473	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	5' H X 3' W
	42	COREOPSIS X 'CREME BRULEE' CREME BRULEE TICKSEED	1 GAL.	1' H X 3' W
	447	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	2' H & 3' W
	78	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	4' H & W
	567	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	2' H X 4' W
	100	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	2 GAL.	18" H X 24" W
	451	NEPETA X WALKER'S LOW WALKER'S LOW CATMINT	1 GAL.	2' H X 3' W
	462	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	3' H X 2' W
	207	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	5 GAL.	4'-5' H & W
	37	PICEA ABIES 'NIDIFORMIS' BIRD'S NEST NORWAY SPRUCE	5 GAL.	4'-5' H & W
	197	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	5 GAL.	3'-4' H & W
	351	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR CONEFLOWER	2 GAL.	2' H & W
	50	VIBURNUM OPULUS 'STERILE' EUROPEAN CRANBERRYBUSH	5 GAL.	12' H X 10' W
	174	WEIGELA FLORIDA 'VARIEGATA NANA' VARIEGATED DWARF WEIGELA	5 GAL.	3' H X 4' W

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STATE OF IDAHO
REGISTERED
KARL KOSTER
LANDSCAPE ARCHITECT
PRELIMINARY PLAT
NOT FOR CONSTRUCTION
7/14/26

SCALE (H): KK
SCALE (V): KK
DRAWN BY: CJW
DESIGNED BY: KK
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

Exhibit B.8

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

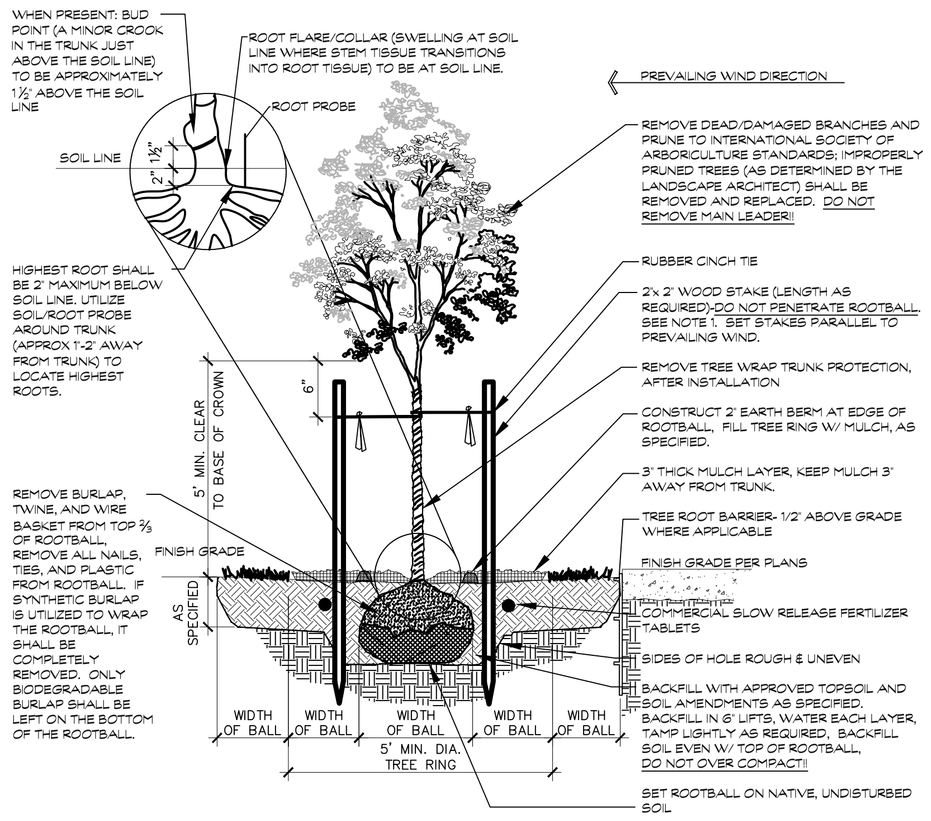
REVISIONS

	DATE
1	07/21/26
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PROJECT NO. R26070

LANDSCAPE PLAN - AREA TEN

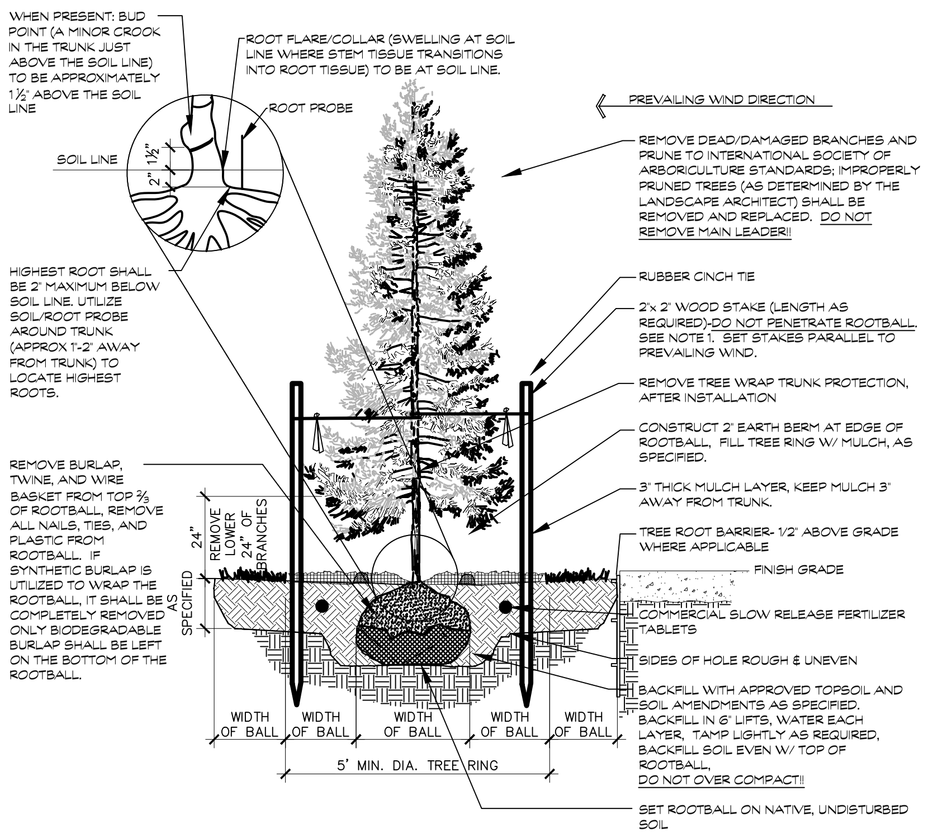
L1.10



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURES RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE INSTALLATION

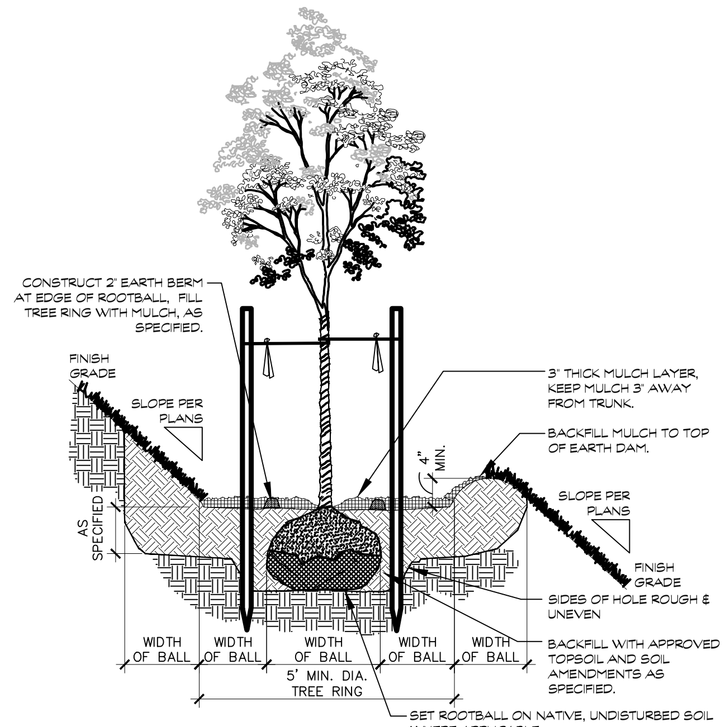
Scale: N.T.S.



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURES RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 CONIFER TREE INSTALLATION

Scale: N.T.S.



1. SEE DECIDUOUS AND/OR CONIFEROUS TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WATER TREE TWICE WITHIN THE FIRST 24 HOURS. ENSURE EARTH DAM DOES NOT LEAK OR ERODE AND REPAIR AS REQUIRED.

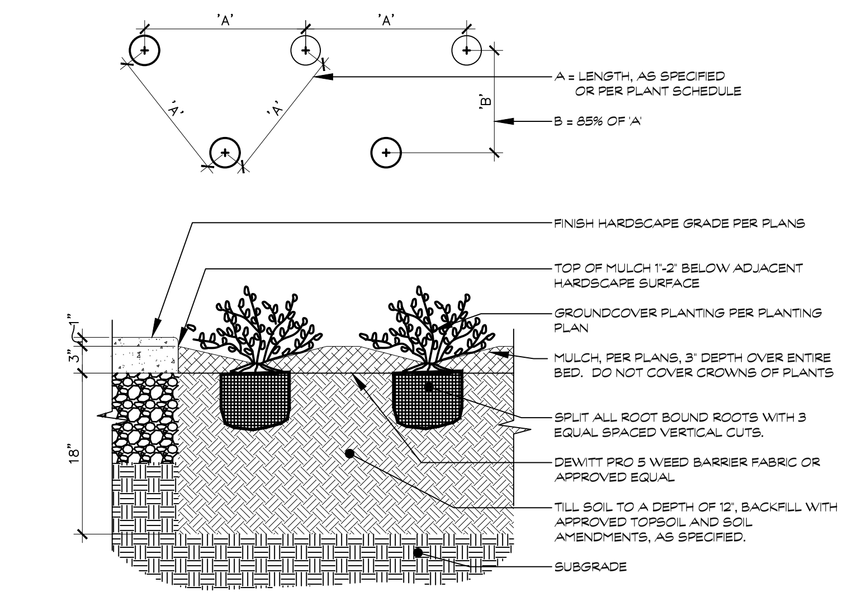
3 TREE INSTALLATION ON SLOPE

Scale: N.T.S.

1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB INSTALLATION

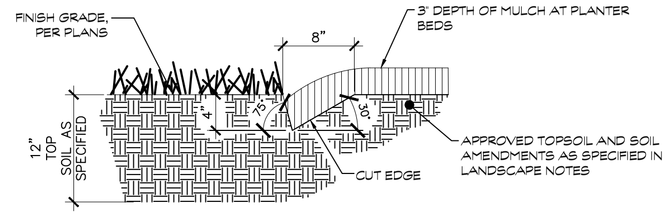
Scale: N.T.S.



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURERS RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

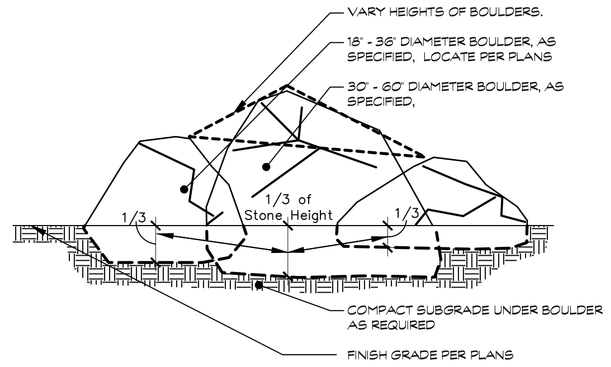
5 PERENNIAL, ORNAMENTAL GRASS, AND GROUNDCOVER INSTALLATION

Scale: N.T.S.



6 CUT EDGE - TYPICAL AT TREES IN TURF

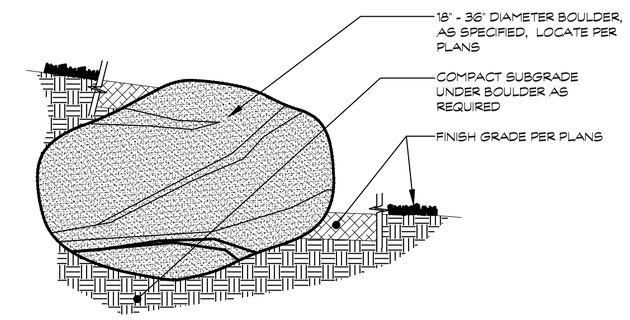
Scale: N.T.S.



1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY ⅓ TO ⅔ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (8), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

7 BOULDER INSTALLATION

Scale: N.T.S.



1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY ⅓ TO ⅔ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (8), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).
7. WHEN REQUIRED WALL HEIGHT EXCEEDS THAT OF A SINGLE BOULDER, SET THE BASE COURSE WITH THE LARGEST SIZED BOULDERS. CONSECUTIVE COURSES ARE TO BE BUILT UP WITH PROGRESSIVELY SMALLER BOULDERS.

8 BOULDER WALL INSTALLATION

Scale: N.T.S.

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STATE OF IDAHO
KARL K. KNUDSEN
17817
PRELIMINARY
NOT FOR CONSTRUCTION
7/14/26
REGISTERED LANDSCAPE ARCHITECT

SCALE (H): | DRAWN BY: KK
SCALE (V): | DESIGNED BY: CJW
CHECKED BY: KK

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD
CANYON COUNTY, IDAHO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

DATE: 7/21/2026

REVISIONS

	DATE
1	07/21/26
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#	--/--/--

PROJECT NO. R26070

LANDSCAPE DETAILS

L1.11

Exhibit B.8

EXHIBIT C

Supplemental Documents

Hearing Examiner

Case #SD2026-0001

Hearing date: October 22, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R32862 PARCEL INFORMATION REPORT

9/29/2026 2:02:28 PM

PARCEL NUMBER:	R32862
OWNER NAME:	TILLMAN RIDGE LLC
CO-OWNER:	
MAILING ADDRESS:	24 HAMMOND STE C IRVINE CA 92618
SITE ADDRESS:	0 S KIMBALL AVE
TAX CODE:	0590000
TWP:	3N **RNG:** 3W **SEC:** 16 **QUARTER:** NE
ACRES:	62.97
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	CR-R1 / CONDITIONAL REZONE - SINGLE FAMILY RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	Caldwell
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2025014819
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	16-3N-3W NE TX 98381 IN NWNE & IN NENW LS ROW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

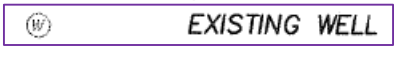
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Development Services Department

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

Applicant: Ackerman-Estvold	**Case Number:** SD2026-0001
Subdivision Name: Tillman Ridge	**Plat Date: 4th Review (Plat date 8/28/2026)**

Planning Review
• Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). *Obtain an electronic version of all submittals*. *(*CCZO 07-17-09(1)A).
Review Comment: Compliant. Physical and digital versions submitted. 2nd Review: Compliant. **3rd Review: Still Compliant.**
• Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).
Review Comment: Compliant. However, the year should be updated to 2026. 2nd review: Compliant (Sheets 3-6). **3rd review: Still Compliant.**
• Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).
Review Comment: Compliant. 2nd Review: Still Compliant (Sheet 1 & 3). 3rd Review: **Still Compliant**
• Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).
Review Comment: Compliant. 2nd Review: Still Compliant (Sheets 1 & 3). **3rd Review: Still compliant**
• North arrow (CCZO 07-17-09(1)B.5).
Review Comment: Compliant. 2nd Review: Still compliant (Sheets 1, 3-6). **3rd Review: Still Compliant.**
• Date of preparation (CCZO 07-17-09(1)B.6)
Review Comment: Compliant. 11/24/2025. 2nd Review: Still compliant (3/25/2026). **3rd Review: Still Compliant (7/16/26).**
• Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet (CCZO 07-17-09(1)B.7).
Review Comment: Compliant. 2nd Review: Revision block missing revision dates. 3rd Review: Still missing revision dates (11/24/2025 and 3/25/2026…now 7/16/26 once you make revisions). **4th: Compliant, all sheets**
• The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. (CCZO 07-17-09(1)B.8).
Review Comment: Compliant. 2nd Review: Still Compliant (Sheet 1 & 3). **3rd Review: Still Compliant**
• Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Compliant. Based on contours, there are no slopes of 15% or greater. 2nd Review: Still compliant (Contours on Sheet 3). **3rd Review: Still compliant**
• Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment: Compliant. 2nd Review: IDWR well logs show possibly three wells on the parcel. Please indicate their location on the plat and whether they are remaining or being removed. 3rd Review: The applicant provided two well logs and future use of the wells for irrigation but did not clearly indicate the location of the wells on the preliminary plat (preferably sheet 5). Add to legend:  and then show the location of the existing wells. **4th: Compliant, Pages 3 & 5**

- Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).

Review Comment: Compliant. Roads are public (HD4/City review & approval); Preliminary septic locations (SWDH review and approval); municipal water (City review and approval). 2nd Review: Per HD4's February 10th letter, a number of corrections are required, and a preliminary plat application review has not occurred and has not been accepted by the HD4 Board. The plat should not go to a hearing until that has occurred**. 3rd Review: Compliant, subject to approval from the City of Caldwell and HD4. However, Caldwell is still concerned about the landscaping being located in ITD right-of-way, which would be removed if ITD expanded the road. Caldwell requests that at least a 10' landscape buffer be added to the subdivision in case ITD removes landscaping due to expansion. See added condition.**

- If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any (CCZO 07-17-09(1)D.5).

Review Comment: N/A

- If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).

Review Comment: Compliant. The plat shows the full development of the parcel. No notes were provided on the plat indicating whether it's a phased development. 2nd Review: Applicant stated there is no phasing. Compliant. **3rd Review: Still Compliant**

- All roads must be labeled as either "private" or "public" behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D.

Review Comment: Compliant. 2nd Review: Still compliant (Sheet 3, public). **3rd Review: Still Compliant**

- A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1).
- A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2).
- The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat (CCZO 07-17-09(1)E.5).

Review Comment: Compliant. See notes on Page 3 of the preliminary plat. 2nd Review: Still compliant (Sheet 3). **3rd Review: Still Compliant**

- Are the development agreement conditions met?

Review Comment: DA#25-118 requires an average lot size of 0.75 acres to be served by community water or city water. Lots appear to be one acre or greater in size. Water is shown to be from Caldwell's public water services. Staff did not find the location of the required fire hydrants. 2nd Review: Note 12 states NFPA 13D fire suppression in each home will be installed in lieu of hydrants. This is in violation of DA #25-118. Provide locations of hydrants for the subdivision or modify the DA through the public hearing process to remove the fire hydrant condition. **3rd Review: The applicant's response believes the DA provides a way out of the fire hydrant requirement, subject to fire district approval. DSD disagrees. The fire hydrant condition is included to meet development agreement conditions at the time of plat.**

- Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).

Review Comment: A courtesy agency review notice was sent on January 16, 2026. 2nd Review: SWDH had no concerns. Fire District comments found the request in compliance, subject to conditions. However, the comments were based on the city water being provided. The applicant may want the fire district to review and provide revised comments. ITD accepted the TIS and allows for the one access approach onto SH-55. **3rd Review: Compliant subject to approval from the City of Caldwell and HD4. Fire district review provided by applicant.**

- Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?

Review Comment: Compliant. No existing natural features were found that should be incorporated in the design of the plat. 2nd Review: Still compliant. **3rd Review: Still Compliant**

GIS/Addressing Review

Exhibit C.2a

• Check the name of the subdivision to ensure it's available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
Review Comment: Tillman Ridge name, section, township, range, and county are good.
• Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
Review Comment: Wintergreen Subdivision BK 25, PG 20 is missing. 2nd Review: Compliant
• Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
Review Comment: Compliant.
• Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
Review Comment: Preliminary plat is incomplete. There are no bearings, and it cannot provide a reference. 2nd review: Still missing (see email beginning on page 6 below). Still missing in 3rd review. **4th review: Compliant**
• Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8).
Review Comment: Compliant.
• Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
Review Comment: Road names are good.
Engineering Review
• Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Two-foot contours are shown on the preliminary plat
• Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment: Flow direction (if any open channels remain) and how they are protected during/after construction.
• Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment: Meet
• Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2).
~~**Review Comment: 1st & 2nd, 3rd review - Provide highway district preliminary plat approval.**~~
• Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). *See CCCO 07-17-25 regarding lot requirements*.
Review Comment: **2nd Review: Clarify common lot designations. Revise the lot summary table and plat labeling to identify each common lot by its intended use (e.g., Drainage Common Lot, Irrigation Well Common Lot)** **3rd Review: Compliant**
• Location, width, and use of easements (CCZO 07-17-09(1)D.3).
Review Comment: 2nd Review: Provide drainage and maintenance easements for all stormwater conveyance facilities and identify the responsible party for long-term operation and maintenance prior to final plat approval. **3rd Review: Compliant**
• Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
Review Comment: Meet
• Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development (CCZO 07-17-09(1)D.7). *See CCZO 07-17-33.*
Review Comment: N/A

- **Storm Water Disposal:** A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3).
  - *Include a statement that all stormwater shall be retained on site, if appropriate*
  - *Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.*
  - *Maintenance easements for storm drain facilities treating drainage from public roads should be in place.*

Review Comment: 2nd Review: **Provide a drainage report demonstrating that post-development runoff will be retained on-site and will not adversely impact adjacent properties in accordance with CCZO §07-17-09(1)(E)(3). The report shall include retention sizing, conveyance paths, and overflow routing for major storm events. Provide maintenance easements for all stormwater facilities conveying drainage from public roads and identify the responsible party for long-term operation and maintenance.**
Include notes protecting roadside swales from regrading, filling, landscaping obstruction, or parking.
3rd Review: Compliant with Conditions: Before final plat approval, all required drainage and maintenance easements shall be shown and dimensioned, and the final plat and CC&Rs shall assign long-term operation and maintenance responsibility for all stormwater facilities outside the public right-of-way.

- **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system (CCZO 07-17-09(1)E.4).
  - *Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:*
    - *Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. See CCZO 07-17-29(2).*

Review Comment: 2nd Review: A preliminary irrigation layout has been provided; however, additional information is required to comply with CCZO §07-17-09(1)(E)(4) and Idaho Code §31-3805. Please provide evidence that an adequate irrigation supply and distribution system will be available to serve the subdivision, including identification of applicable water rights associated with the land. Written confirmation from the irrigation provider and documentation identifying ownership, operation, and maintenance responsibility for the irrigation system shall be submitted. If applicable, provide copies of the irrigation district approval.
4TH Review: Compliant with Conditions: Before final plat approval, provide recorded HOA documents/CC&Rs assigning irrigation, IDWR transfer of Water Right No. 63-31463 to the HOA.

- Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).

Review Comment: 2nd Review: Please revise plans to incorporate all outstanding agency requirements.
4TH Review: Compliant

- Based on review, recommend necessary improvements (CCZO 07-17-31(B)2).

Review Comment: 2nd Review: Based on this review, additional revisions and clarifications are required prior to approval. All comments must be addressed to demonstrate compliance with Canyon County Code.
4TH Review: Compliant

Conclusion	
Planning: ☐ Approved, ☒ Approved with conditions, or ☐ Denied	**Planner: Dan Lister 8/4/2026**
Comments: See comments above and conditions below.	
GIS/Addressing: ☒ Approved, ☐ Approved with conditions, or ☐ Denied	**GIS: Tony Almeida – 8/4/26/Dan Lister, 9/8/2026**
Comments: Still missing basis of bearings on 3rd review. See note dated 5/6/26 beginning on page 6.	

Engineering: ☐ Approved, ☒ Approved with conditions, or ☐ Denied	**Engineer: Dalia Alnajjar-8/21/26 9/28/26**

Comments:

- **Drainage Report** with retention, conveyance, overflow routing, and O&M/easements for all stormwater facilities (including Lot 5/Block 1 and any drainage common lot).
- **Agency approvals**: Highway District (access/roads), City of Caldwell (water/will-serve & fire flow), Fire District, Irrigation District.
- **Easements:** Revise the plat to graphically depict and dimension all easements, including utility, drainage, irrigation, and access easements. Maintenance and access easements shall be provided for all shared infrastructure and stormwater facilities.
- **Common Lots:** All common lots intended for drainage and irrigation facilities, as shown on the plat, shall be privately owned and maintained by the Homeowners Association. A corresponding note shall be added to the final plat identifying the purpose of each common lot and assigning long-term ownership and maintenance responsibility to the HOA, if applicable.

2nd Review: At this stage, the project appears partially compliant, but additional revisions and supporting documentation are still required before engineering approval, mainly related to:

- **HD4 approval,**
- **drainage report review and acceptance,**
- **long-term drainage maintenance responsibility,**
- **irrigation/water rights documentation,**
- **revised Fire District approval for NFPA 13D/no hydrants (DA Modification),**
- **clarification of ownership and maintenance for community wells and irrigation systems.**

3rd Review: Before final plat approval, provide final HD4 approval, the second irrigation well log, verification of current well capacity, and documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

4th Review:

1. Lot count: the cover says 50 total, while Sheet 3 says 49 total. The average lot size differs too: 46,293 ft^2 on the cover vs. 46,342 ft^2 on Sheet 3.
2. Sheet 2 still depicts 3:1 gravel borrow slopes; Sheet 4 depicts 4:1. HD4 specifically required 4:1.

Recommended Conditions of Approval (so far)

1. All subdivision improvements (public or private roads, irrigation, landscaping, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. Public roads and community water system cannot be bonded.
   a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
      i. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
      ii. Provide the second irrigation well log and verification of current well capacity.
      iii. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the final plat approval document and the highway district's signature on the final plat.

a. ITD review and approval of the final plat and construction drawings are required before the Board signs the final plat. Evidence shall be written approval from ITD.

4. Development shall comply with the requirements of the City of Caldwell. Evidence shall include the city engineer's signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
6. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
7. Development shall comply with access and fire hydrant fire district requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
10. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
11. Prior to final plat signing, provide documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

8/21/26:

[External] RE: Tillman Ridge Preliminary Plat - SD2026-0001

MB Morgan Bessaw [redacted]
To Dan Lister; Steve Pendleton

Reply | Reply All | Forward | ...
Fri 8/21/2026 5:38 PM

Hi Dan,
I appreciate the changes the developer has made to try and meet Caldwell's landscaping code. However, I and still slightly concerned that the north-easter corner of the property has the entire 35 feet of landscape buffer located entirely in the Karcher Rd. ROW. Our concern would be if ITD ever needed that ROW there would no longer be any landscaping left for the corner for the development. Therefore, the City would recommend a condition of approval that the landscape buffer be extended to include a minimum of 10 feet of landscaping on the subject property.

Sincerely,

AMERICA 250
CITY OF CALDWELL
COMMUNITY DEVELOPMENT
Morgan Bessaw
Deputy Director

Development Services Department

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

Applicant: Ackerman-Estvold	**Case Number:** SD2026-0001
Subdivision Name: Tillman Ridge	**Plat Date: 3rd Review (Plat date 7/16/2026)**

Planning Review

- Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). *Obtain an electronic version of all submittals.* (CCZO 07-17-09(1)A).

Review Comment: Compliant. Physical and digital versions submitted. 2nd Review: Compliant. **3rd Review: Still Compliant.**

- Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).

Review Comment: Compliant. However, the year should be updated to 2026. 2nd review: Compliant (Sheets 3-6). **3rd review: Still Compliant.**

- Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).

Review Comment: Compliant. 2nd Review: Still Compliant (Sheet 1 & 3). 3rd Review: **Still Compliant**

- Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).

Review Comment: Compliant. 2nd Review: Still Compliant (Sheets 1 & 3). **3rd review: Still compliant**

- North arrow (CCZO 07-17-09(1)B.5).

Review Comment: Compliant. 2nd Review: Still compliant (Sheets 1, 3-6). **3rd Review: Still Compliant.**

- Date of preparation (CCZO 07-17-09(1)B.6)

Review Comment: Compliant. 11/24/2025. 2nd Review: Still compliant (3/25/2026). **3rd Review: Still Compliant (7/16/26).**

- Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet (CCZO 07-17-09(1)B.7). Rev blocks added. to title blocks top right corner.

Review Comment: Compliant. 2nd Review: Revision block missing revision dates. **3rd Review: Still missing revision dates (11/24/2025 and 3/25/2026...now 7/16/26 once you make revisions).**

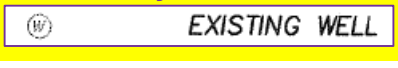
- The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. (CCZO 07-17-09(1)B.8).

Review Comment: Compliant. 2nd Review: Still Compliant (Sheet 1 & 3). **3rd Review: Still Compliant**

- Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).

Review Comment: Compliant. Based on contours, there are no slopes 15% or greater. 2nd Review: Still compliant (Contours on Sheet 3). **3rd Review: Still compliant**

- Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).

Review Comment: Compliant. 2nd Review: IDWR well logs show possibly three wells on the parcel. Please indicate their location on the plat and if they are remaining or being removed. **3rd Review: The applicant provided two well logs and future use of the wells for irrigation but did not clearly indicate the location of the wells on the preliminary plat (preferably sheet 5). Add to legend:** 

and then show the location of the existing wells.

Symbol added to legend and well locations called out along Kimball on sheets 3 & 5. (In easement on the East edge of lots 1 & 3 in the Southeast Corner of project.)

• Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment: Compliant. Roads are public (HD4/City review & approval); Preliminary septic locations (SWDH review and approval); municipal water (City review and approval). 2nd Review: Per HD4's February 10th letter, a number of corrections are required, and a preliminary plat application review has not occurred and has not been accepted by the HD4 Board. The plat should not go to a hearing until that has occurred. **3rd Review: Compliant subject to approval from the City of Caldwell and HD4. However, Caldwell is still concerned about the landscaping being located in ITD right-of-way, which would be removed if ITD expanded the road. Caldwell requests that at least a 10' landscape buffer be added to the subdivision in case ITD removes landscaping due to expansion.**
• If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any (CCZO 07-17-09(1)D.5).
Review Comment: N/A
• If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).
Review Comment: Compliant. The plat shows the full development of the parcel. No notes were provided on the plat if it's a phased development. 2nd Review: Applicant stated there is no phasing. Compliant. **3rd Review: Still Compliant**
• All roads must be labeled as either "private" or "public" behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D.
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 3, public). **3rd Review: Still Compliant**
• A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1). • A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2). • The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat (CCZO 07-17-09(1)E.5).
Review Comment: Compliant. See notes on Page 3 of the preliminary plat. 2nd Review: Still compliant (Sheet 3). **3rd Review: Still Compliant**
• Are the development agreement conditions met?
Review Comment: DA#25-118 requires an average lot size of 0.75 acres to be served by community water or city water. Lots appear to be one acre or greater in size. Water is shown to be from Caldwell's public water services. Staff did not find the location of the required fire hydrants. 2nd Review: Note 12 states NFPA 13D fire suppression in each home will be installed in lieu of hydrants. This is in violation of DA #25-118. Provide locations of hydrants for the subdivision or modify the DA through the public hearing process to remove the fire hydrant condition. **3rd Review: The applicant's response believes the DA provides a way out of the fire hydrant requirement, subject to fire district approval. DSD disagrees. The fire hydrant condition is included to meet development agreement conditions at the time of plat.**
• Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).
Review Comment: A courtesy agency review notice was sent on January 16, 2026. 2nd Review: SWDH had no concerns. Fire District comments found the request in compliance, subject to conditions. However, the comments were based on the city water being provided. The applicant may want the fire district to review and provide revised comments. ITD accepted the TIS and allows for the one access approach onto SH-55. **3rd Review: Compliant subject to approval from the City of Caldwell and HD4. Fire district review provided by applicant.**
• Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?
Review Comment: Compliant. No existing natural features were found that should be incorporated in the design of the plat. 2nd Review: Still compliant. **3rd Review: Still Compliant**
GIS/Addressing Review

Exhibit C.2b

• Check the name of the subdivision to ensure it's available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
Review Comment: Tillman Ridge name, section, township, range, and county are good.
• Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
Review Comment: Wintergreen Subdivision BK 25, PG 20 is missing. 2nd Review: Compliant
• Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
Review Comment: Compliant.
• Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
Review Comment: Preliminary plat is incomplete. There are no bearings, and it cannot provide a reference. 2nd review: Still missing (see email beginning on page 6 below). Still missing in 3rd review
• Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8). Basis of Bearings added and tie Line call added.
Review Comment: Compliant.
• Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
Review Comment: Road names are good.
Engineering Review
• Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Two-foot contours are shown on the preliminary plat
• Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment: Flow direction (if any open channels remain) and how they are protected during/after construction.
• Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment: Meet
• Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2). Approval letter from Lenny.
Review Comment: 1st & 2nd, 3rd review - Provide highway district preliminary plat approval.
• Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). *See CCCO 07-17-25 regarding lot requirements*.
Review Comment: **2nd Review: Clarify common lot designations. Revise the lot summary table and plat labeling to identify each common lot by its intended use (e.g., Drainage Common Lot, Irrigation Well Common Lot)** **3rd Review: Compliant**
• Location, width, and use of easements (CCZO 07-17-09(1)D.3).
Review Comment: 2nd Review: Provide drainage and maintenance easements for all stormwater conveyance facilities and identify the responsible party for long-term operation and maintenance prior to final plat approval. **3rd Review: Compliant**
• Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
Review Comment: Meet
• Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development (CCZO 07-17-09(1)D.7). *See CCZO 07-17-33.*
Review Comment: N/A

- **Storm Water Disposal:** A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3).
  - *Include a statement that all stormwater shall be retained on site, if appropriate*
  - *Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.*
  - *Maintenance easements for storm drain facilities treating drainage from public roads should be in place.*

Review Comment: 2nd Review: **Provide a drainage report demonstrating that post-development runoff will be retained on-site and will not adversely impact adjacent properties in accordance with CCZO §07-17-09(1)(E)(3). The report shall include retention sizing, conveyance paths, and overflow routing for major storm events. Provide maintenance easements for all stormwater facilities conveying drainage from public roads and identify the responsible party for long-term operation and maintenance.**
Include notes protecting roadside swales from regrading, filling, landscaping obstruction, or parking.
3rd Review: Compliant with Conditions: Before final plat approval, all required drainage and maintenance easements shall be shown and dimensioned, and the final plat and CC&Rs shall assign long-term operation and maintenance responsibility for all stormwater facilities outside the public right-of-way.

- **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system (CCZO 07-17-09(1)E.4).
  - *Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:*
    - *Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. See CCZO 07-17-29(2).*

Review Comment: 2nd Review: A preliminary irrigation layout has been provided; however, additional information is required to comply with CCZO §07-17-09(1)(E)(4) and Idaho Code §31-3805. Please provide evidence that an adequate irrigation supply and distribution system will be available to serve the subdivision, including identification of applicable water rights associated with the land. Written confirmation from the irrigation provider and documentation identifying ownership, operation, and maintenance responsibility for the irrigation system shall be submitted. If applicable, provide copies of the irrigation district approval. Water Rights & Irrigation narrative showing adequate supply in submittal paperwork.

- Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).

Review Comment: 2nd Review: Please revise plans to incorporate all outstanding agency requirements.

- Based on review, recommend necessary improvements (CCZO 07-17-31(B)2).

Review Comment: 2nd Review: Based on this review, additional revisions and clarifications are required prior to approval. All comments must be addressed to demonstrate compliance with Canyon County Code.

Conclusion	
Planning: ☐ Approved, ☒ Approved with conditions, or ☐ Denied	**Planner: Dan Lister 8/4/2026**
Comments: See items highlighted in yellow above that need to be fixed before scheduling a hearing.	
GIS/Addressing: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	**GIS: Tony Almeida – 8/4/26**
Comments: Still missing basis of bearings on 3rd review. See note dated 5/6/26 beginning on page 6.	
Engineering: ☐ Approved, ☒ Approved with conditions, or ☐ Denied	**Engineer: Dalia Alnajjar-8/21/26**
Comments:	

- **Drainage Report** with retention, conveyance, overflow routing, and O&M/easements for all stormwater facilities (including Lot 5/Block 1 and any drainage common lot).

- **Agency approvals**: Highway District (access/roads), City of Caldwell (water/will-serve & fire flow), Fire District, Irrigation District.
- **Easements:** Revise the plat to graphically depict and dimension all easements, including utility, drainage, irrigation, and access easements. Maintenance and access easements shall be provided for all shared infrastructure and stormwater facilities.
- **Common Lots:** All common lots intended for drainage and irrigation facilities, as shown on the plat, shall be privately owned and maintained by the Homeowners Association. A corresponding note shall be added to the final plat identifying the purpose of each common lot and assigning long-term ownership and maintenance responsibility to the HOA, if applicable.

2nd Review: At this stage, the project appears partially compliant, but additional revisions and supporting documentation are still required before engineering approval, mainly related to:

- **HD4 approval,**
- **drainage report review and acceptance,**
- **long-term drainage maintenance responsibility,**
- **irrigation/water rights documentation,**
- **revised Fire District approval for NFPA 13D/no hydrants (DA Modification),**
- **clarification of ownership and maintenance for community wells and irrigation systems.**

3rd Review: Before final plat approval, provide final HD4 approval, the second irrigation well log, verification of current well capacity, and documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

Recommended Conditions of Approval (so far)

1. All subdivision improvements (public or private roads, irrigation, landscaping, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. Public roads and community water system cannot be bonded.
   a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
      i. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during home building) and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
      ii. Provide the second irrigation well log and verification of current well capacity.
      iii. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the final plat approval document and the highway district's signature on the final plat.
   a. ITD review and approval of the final plat and construction drawings are required before the Board signs the final plat. Evidence shall be written approval from ITD.
4. Development shall comply with the requirements of the City of Caldwell. Evidence shall include the city engineer's signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.

6. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
7. Development shall comply with access and fire hydrant fire district requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9. Per DA25-118, fire hydrants shall be provided and must be included in the construction drawings and final plat.
10. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
11. Prior to final plat signing, provide documents clearly assigning ownership and long-term operation and maintenance responsibility for the community wells, irrigation system, drainage common lot, and other shared facilities. All applicable requirements shall be incorporated into the final plat, construction drawings, and CC&Rs.

8/21/26:

[External] RE: Tillman Ridge Preliminary Plat - SD2026-0001

MB Morgan Bessaw [redacted]
To Dan Lister; Steve Pendleton

Reply | Reply All | Forward | ...

Fri 8/21/2026 5:38 PM

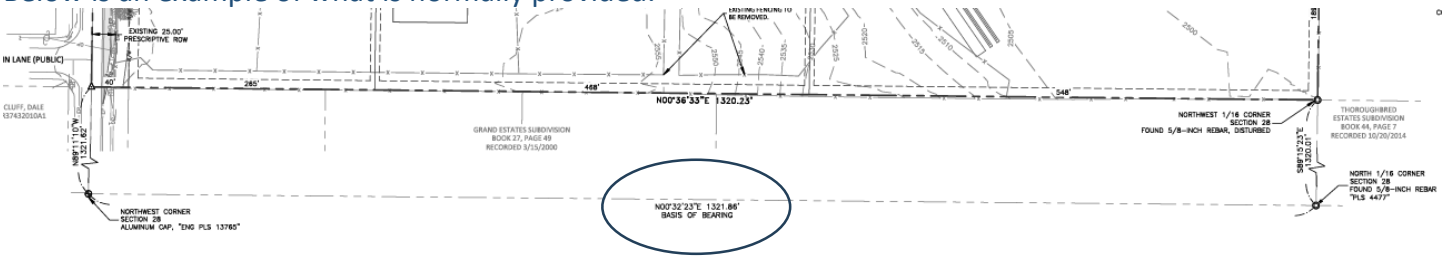
Hi Dan,
I appreciate the changes the developer has made to try and meet Caldwell's landscaping code. However, I and still slightly concerned that the north-easter corner of the property has the entire 35 feet of landscape buffer located entirely in the Karcher Rd. ROW. Our concern would be if ITD ever needed that ROW there would no longer be any landscaping left for the corner for the development. Therefore, the City would recommend a condition of approval that the landscape buffer be extended to include a minimum of 10 feet of landscaping on the subject property.

Sincerely,

AMERICA 250
CITY OF CALDWELL
COMMUNITY DEVELOPMENT
Morgan Bessaw
Deputy Director

EMAIL – GIS & PLANNING – 5/6/26

Below is an example of what is normally provided.



Sincerely,

Dan Lister, Planning Supervisor

DSD Office: [redacted]
Daniel.Lister[redacted]

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday, and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
**We will not be closed during the lunch hour **

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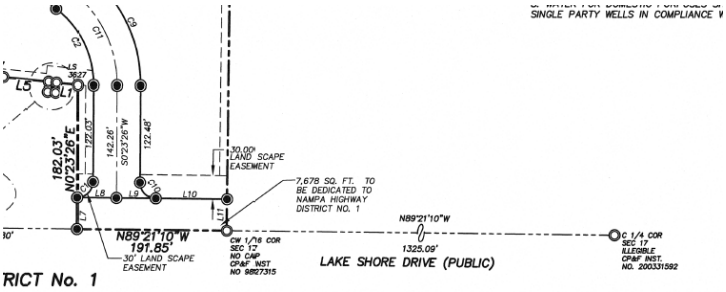
From: Tony Almeida <[redacted]v>
Sent: Wednesday, May 6, 2026 12:43 PM
To: Dan Lister <[redacted]>
Subject: RE: 2nd Review - Tillman Ridge Sub SD2026-0001

I'm not a surveyor, but simply referencing a corner does not demonstrate that the surveyor actually measured to and from that control point. Our ordinance (CCZO 07-17-09(1)B.2) requires that a bearing and distance tie from that corner to the subdivision boundary be shown on the face of the plat: "Reference by dimension and bearing to a section corner or quarter section corner."
Right now, I only see the 1/16 corner being called out.

Being that this is preliminary, it might be ok without it for now?

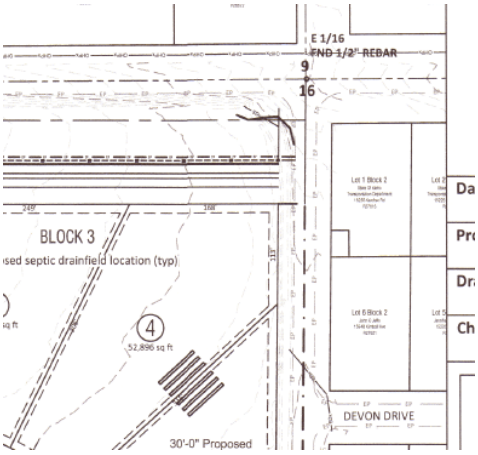
Below is a good example that shows the surveyor explicitly calling out the bearing and distance from a corner, which demonstrates that the measurement was actually performed.

Example is from Three Forks Estates



Tillman Ridge Estates: there are no distances or bearings.

Property tied to Northeast Corner of Section 16. (Basis of Bearing) added to Call (below Lot 5 Block 2 of Summerset West Subdivision).


E 1/16
FND 1/2" REBAR
9
16
BLOCK 3
sed septic drainfield location (typ)
4
52,896 sq ft
DEVON DRIVE
30'-0" Proposed

Tony



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

Applicant: Bristlecone Land Use Consulting	**Case Number:** SD2026-0001
Subdivision Name: Tillman Ridge	**Plat Date:** 2nd Review (Plat date 3/25/2026)

Planning Review
• Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). *Obtain an electronic version of all submittals. (*CCZO 07-17-09(1)A).
Review Comment: Compliant. Physical and digital versions submitted. 2nd Review: Complaint.
• Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).
Review Comment: Compliant. However, the year should be updated to 2026. 2nd review: Compliant (Sheets 3-6).
• Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 1 & 3)
• Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 1 & 3)
• North arrow (CCZO 07-17-09(1)B.5).
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 1, 3-6)
• Date of preparation (CCZO 07-17-09(1)B.6)
Review Comment: Compliant. 11/24/2025. 2nd Review: Still compliant (3/25/2026)
• Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet (CCZO 07-17-09(1)B.7).
Review Comment: Compliant. 2nd Review: Revision block missing revision dates.
• The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. (CCZO 07-17-09(1)B.8).
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 1 & 3)
• Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Compliant. Based on contours, there are no slopes 15% or greater. 2nd Review: Still compliant (Contours on Sheet 3)
• Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment: Compliant. 2nd Review: IDWR well logs show possibly three wells on the parcel. Please indicate their location on the plat and if they are remaining or being removed.
• Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment: Compliant. Roads are public (HD4/City review & approval); Preliminary septic locations (SWDH review and approval); municipal water (City review and approval). 2nd Review: per HD4's February 10th letter, a number of corrections are required, and a preliminary plat application review has not

Exhibit C.2b

occurred and has not been accepted by the HD4 Board. The plat should not go to a hearing until that has occurred.
• If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any (CCZO 07-17-09(1)D.5).
Review Comment: N/A
• If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).
Review Comment: Compliant. The plat shows the full development of the parcel. No notes were provided on the plat if it's a phased development. 2nd Review: Applicant stated there is no phasing. Compliant.
• All roads must be labeled as either "private" or "public" behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D.
Review Comment: Compliant. 2nd Review: Still compliant (Sheet 3, public)
• A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1). • A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2). • The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat (CCZO 07-17-09(1)E.5).
Review Comment: Compliant. See notes on Page 3 of the preliminary plat. 2nd Review: Still compliant (Sheet 3)
• Are the development agreement conditions met?
Review Comment: DA#25-118 requires an average lot size of 0.75 acres to be served by community water or city water. Lots appear to be one acre or greater in size. Water is shown to be from Caldwell's public water services. Staff did not find the location of the required fire hydrants. 2nd Review: Note 12 states NFPA 13D fire suppression in each home will be installed in lieu of hydrants. This is in violation of DA #25-118. Provide locations of hydrants for the subdivision or modify the DA through the public hearing process to remove the fire hydrant condition.
• Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).
Review Comment: A courtesy agency review notice was sent on January 16, 2026. 2nd Review: SWDH had no concerns. Fire District comments found the request in compliance, subject to conditions. However, the comments were based on the city water being provided. The applicant may want the fire district to review and provide revised comments. ITD accepted the TIS and allows for the one access approach onto SH-55.
• Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?
Review Comment: Compliant. No existing natural features were found that should be incorporated in the design of the plat. 2nd Review: Still compliant
GIS/Addressing Review
• Check the name of the subdivision to ensure it's available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
Review Comment: Tillman Ridge name, section twn, rng and county is good.
• Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
Review Comment: Wintergreen Subdivision BK 25, PG 20 is missing. 2nd Review: Compliant
• Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
Review Comment: Compliant.
• Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
Review Comment: Preliminary plat is incomplete. There are no bearings and cannot provide a reference. 2nd review: Still missing (see email beginning on page 5 below)

• Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8).
Review Comment: Compliant.
• Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
Review Comment: Road names are good.
Engineering Review
• Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment: Two-foot contours are shown on the preliminary plat
• Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment: Flow direction (if any open channels remain) and how they are protected during/after construction.
• Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment: Meet
• Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2).
Review Comment: 1st & 2nd review - Provide highway district approval.
• Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). *See CCCO 07-17-25 regarding lot requirements*.
Review Comment: **2nd Review: Clarify common lot designations. Revise the lot summary table and plat labeling to identify each common lot by its intended use (e.g., Drainage Common Lot, Irrigation Well Common Lot)**
• Location, width, and use of easements (CCZO 07-17-09(1)D.3).
Review Comment: 2nd Review: Provide drainage and maintenance easements for all stormwater conveyance facilities and identify the responsible party for long-term operation and maintenance prior to final plat approval.
• Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
Review Comment: Meet
• Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development (CCZO 07-17-09(1)D.7). *See CCZO 07-17-33*.
Review Comment: N/A
• **Storm Water Disposal:** A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3). o *Include a statement that all stormwater shall be retained on site, if appropriate* o *Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.* o *Maintenance easements for storm drain facilities treating drainage from public roads should be in place.*
Review Comment: 2nd Review: Provide a drainage report demonstrating that post-development runoff will be retained on-site and will not adversely impact adjacent properties in accordance with CCZO §07-17-09(1)(E)(3). The report shall include retention sizing, conveyance paths, and overflow routing for major storm events. Provide maintenance easements for all stormwater facilities conveying drainage from public roads and identify the responsible party for long-term operation and maintenance. **Include notes protecting roadside swales from regrading, filling, landscaping obstruction, or parking.**

- **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system (CCZO 07-17-09(1)E.4).
  - *Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:*
    - *Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. See CCZO 07-17-29(2).*

Review Comment: 2nd Review: A preliminary irrigation layout has been provided; however, additional information is required to comply with CCZO §07-17-09(1)(E)(4) and Idaho Code §31-3805. Please provide evidence that an adequate irrigation supply and distribution system will be available to serve the subdivision, including identification of applicable water rights associated with the land. Written confirmation from the irrigation provider and documentation identifying ownership, operation, and maintenance responsibility for the irrigation system shall be submitted. If applicable, provide copies of the irrigation district approval.

- Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).

Review Comment: 2nd Review: Please revise plans to incorporate all outstanding agency requirements.

- Based on review, recommend necessary improvements (CCZO 07-17-31(B)2).

Review Comment: 2nd Review: Based on this review, additional revisions and clarifications are required prior to approval. All comments must be addressed to demonstrate compliance with Canyon County Code.

Conclusion	
Planning: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	**Planner: Dan Lister 5/4/2026**

Comments: DSD Planning cannot support the plat until the items below are adequately addressed:

- See items in Purple that need to be addressed.

GIS/Addressing: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	**GIS: Tony Almeida – 5/6/26**

Comments: Still missing basis of bearings

Engineering: ☐ Approved, ☐ Approved with conditions, or ☒ Denied	**Engineer: Dalia Alnajjar-5/14/26**

Comments:

- **Drainage Report** with retention, conveyance, overflow routing, and O&M/easements for all stormwater facilities (including Lot 5/Block 1 and any drainage common lot).
- **Agency approvals**: Highway District (access/roads), City of Caldwell (water/will-serve & fire flow), Fire district, Irrigation district.
- **Easements:** Revise the plat to graphically depict and dimension all easements, including utility, drainage, irrigation, and access easements. Maintenance and access easements shall be provided for all shared infrastructure and stormwater facilities.
- **Common Lots** All common lots intended for drainage and irrigation facilities, as shown on the plat, shall be privately owned and maintained by the Homeowners Association. A corresponding note shall be added to the final plat identifying the purpose of each common lot and assigning long-term ownership and maintenance responsibility to the HOA, if applicable.

2nd Review: At this stage, the project appears partially compliant, but additional revisions and supporting documentation are still required prior to engineering approval, mainly related to:

- **HD4 approval,**
- **drainage report review and acceptance,**
- **long-term drainage maintenance responsibility,**

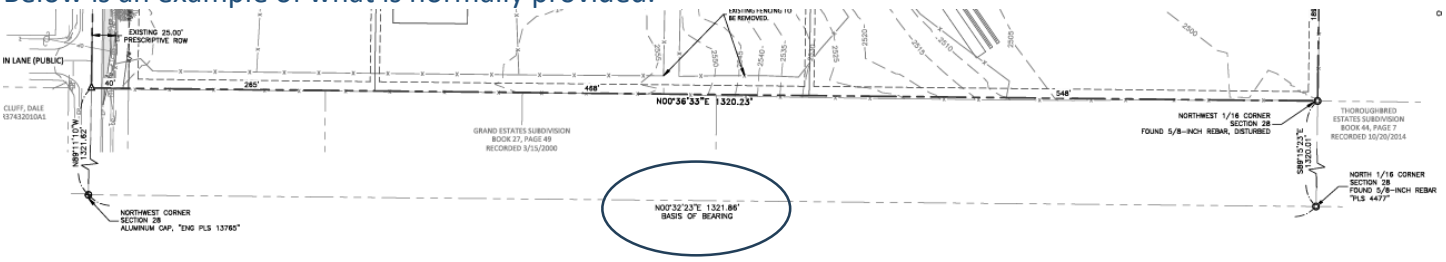
- **irrigation/water rights documentation,**
- **revised Fire District approval for NFPA 13D/no hydrants (DA Modification),**
- **clarification of ownership and maintenance for community wells and irrigation systems.**

Recommended Conditions of Approval (so far)

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
   a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
      i. A final engineered grading and drainage plan per 07-17-33(1)D - F shall be submitted to DSD. Once reviewed and approved, and the road construction is completed, certification from a licensed engineer shall be submitted demonstrating that construction was completed per the final drainage and grading plan.
      ii. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
4. Development shall comply with the requirements of the City of Caldwell. Evidence shall include the city engineer's signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
6. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
7. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Per DA25-118, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.

EMAIL – GIS & PLANNING – 5/6/26

Below is an example of what is normally provided.



Sincerely,

Dan Lister, Planning Supervisor
DSD Office: [redacted] - Direct Line: [redacted]
Daniel.Lister[redacted]

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday, and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
**We will not be closed during lunch hour **

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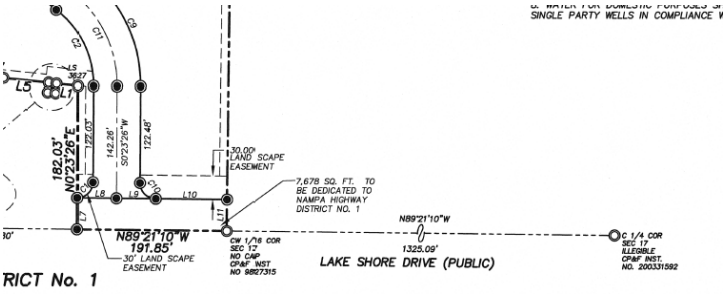
From: Tony Almeida <[redacted]>
Sent: Wednesday, May 6, 2026 12:43 PM
To: Dan Lister <[redacted]>
Subject: RE: 2nd Review - Tillman Ridge Sub SD2026-0001

I'm not a surveyor, but simply referencing a corner does not demonstrate that the surveyor actually measured to and from that control point. Our ordinance (CCZO 07-17-09(1)B.2) requires that a bearing and distance tie from that corner to the subdivision boundary be shown on the face of the plat: "Reference by dimension and bearing to a section corner or quarter section corner."
Right now, I only see the 1/16 corner being called out.

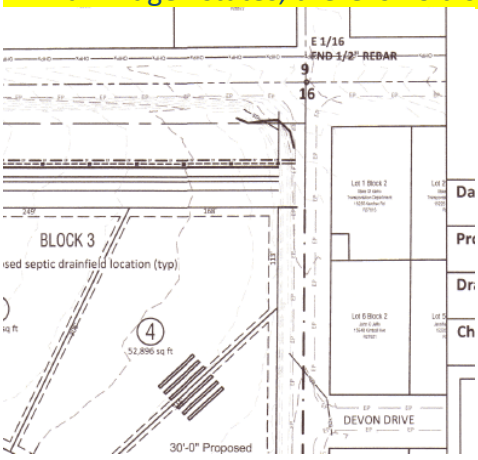
Being that this is preliminary, it might be ok without it for now?

Below is a good example that shows the surveyor explicitly calling out the bearing and distance from a corner, which demonstrates that the measurement was actually performed.

Example is from Three Forks Estates



Tillman Ridge Estates, there is no distances or bearings.



Tony

Exhibit C.2b.1

Exhibit C.2b.1

---------- Forwarded message ---------
From: [redacted]
Date: Sun, Mar 1, 2026 at 1:11 PM
Subject: RE: Tillman Ridge SD2026-001
To: Six Point Development [redacted]

Greetings Kristin,

I apologize for the delay in my response. As you mentioned, we've been quite busy, and I was recently out on bereavement.

If your project elects to include a note on the plat stating that each structure will be equipped with an NFPA 13D fire suppression system, then an operational fire hydrant system will not be required for the subdivision.

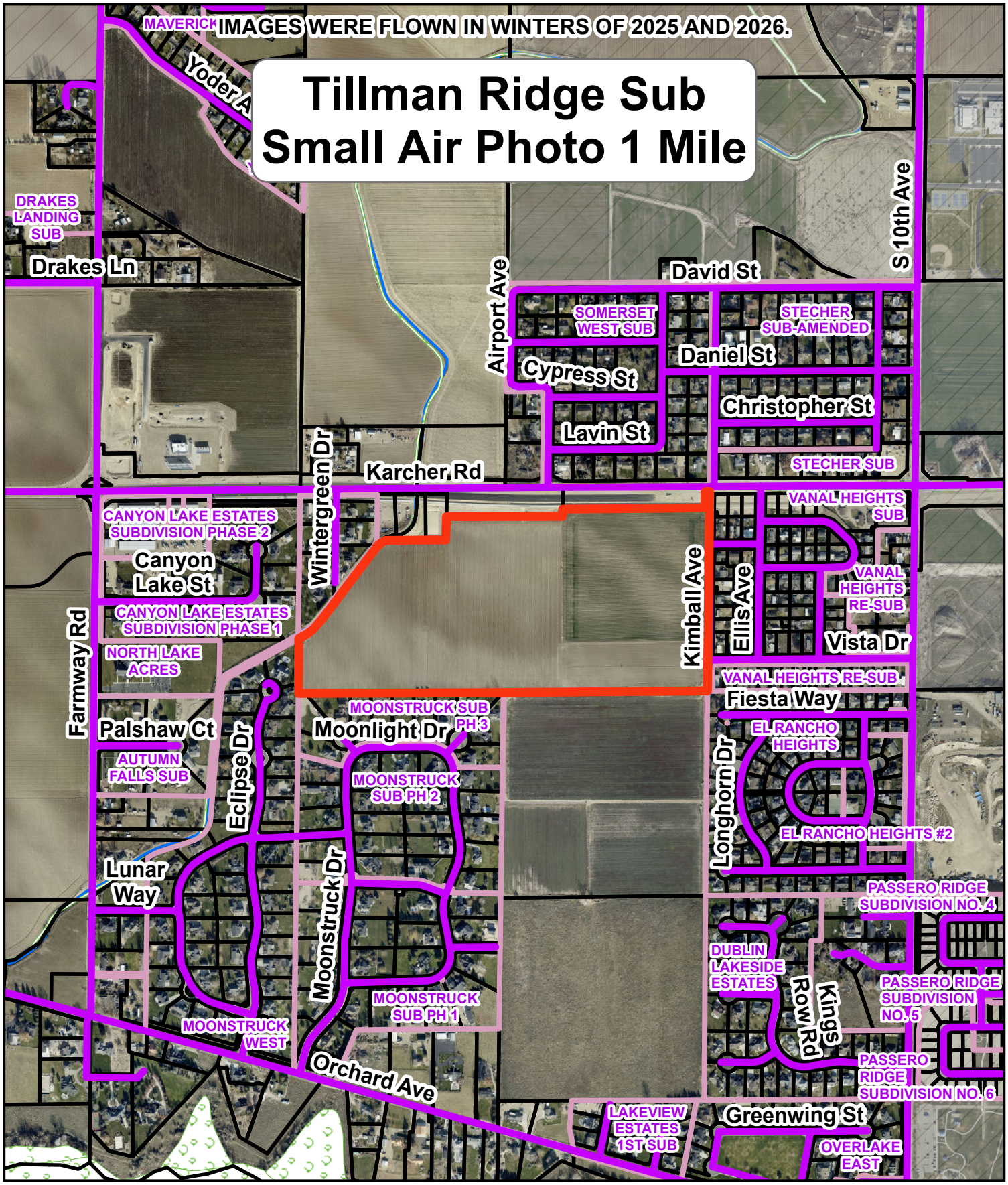
If you'd like to discuss this further, I will be in the office this week. Please feel free to call or email me to schedule a meeting time.

Best regards,

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Exhibit C.3



City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit C.3

Exhibit C.4

Tillman Ridge Sub
Small Vicinity Map

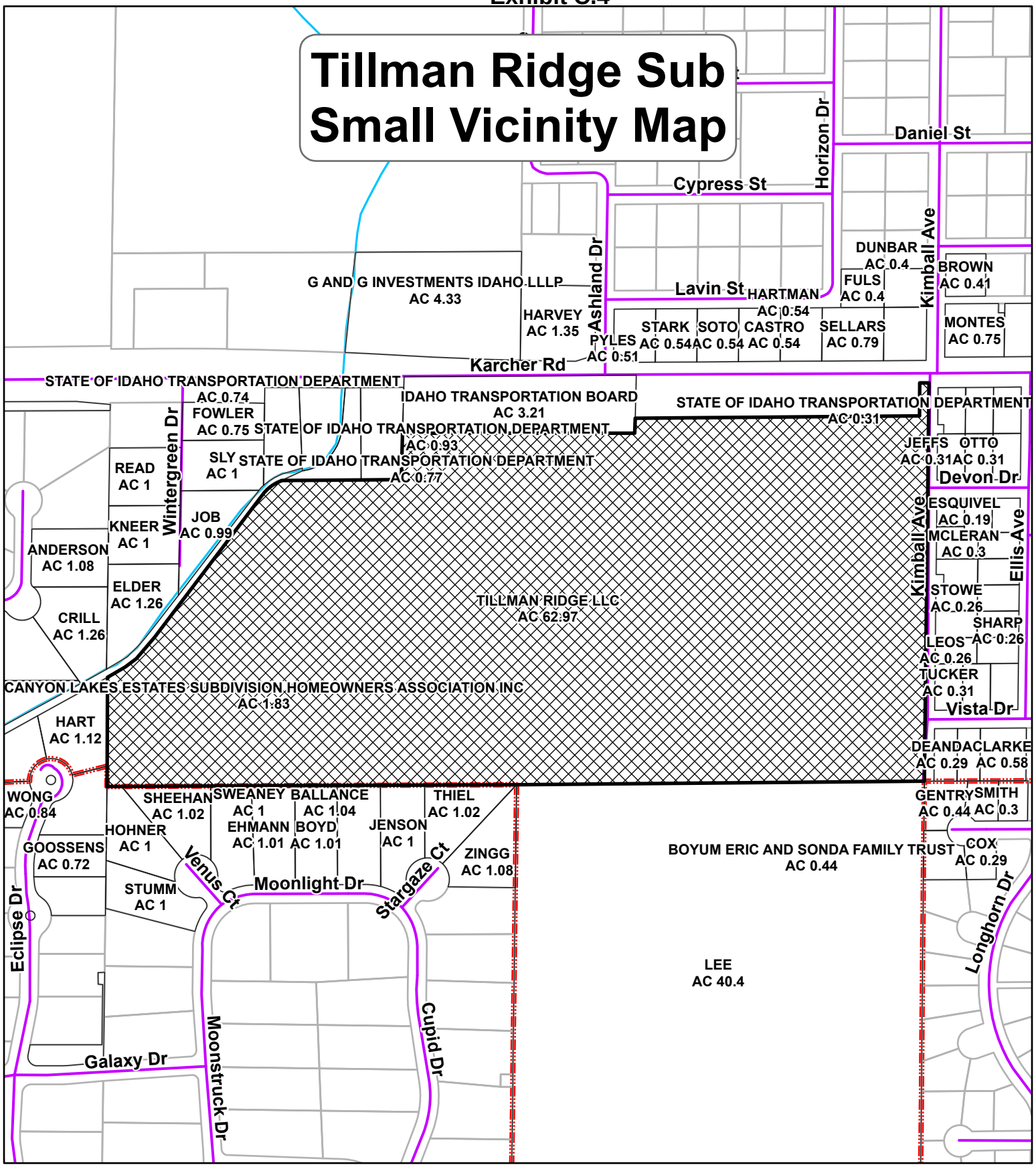


Exhibit C.4

In the matter of the application of:
Tillman Ridge LLC – RZ2022-0012
The Canyon County Board of County Commissioners considers the following:

1) Conditional Rezone of Parcel R32862 from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone.
2) Development agreement limiting development to an average lot size of 0.75 acres, subject to being served by a community water system and fire hydrants.
3) Location: The 62.97-acre parcel is located adjacent to 15453 Karcher Road (SH-55), Caldwell; also referenced as a portion of the NE¼ of Section 16, Township 3N, Range 3W, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, audio recording, and documents in Case File RZ2022-0012

      a. All exhibits can be found in the staff report addendum dated August 6, 2025.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and CCCO §09-01-21 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity, to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6511.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. The Board can sustain, modify, or reject the Commission's recommendations. *See* CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures, adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCCO §07-05-03(1)(I).

The application, RZ2022-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 6, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

CONDITIONAL REZONE CRITERIA – CCCO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

Findings: (1) The subject parcel is designated as "residential" in the 2020 Canyon County Comprehensive Plan's Future Land Use Plan (Exhibit 3.B.2c).

"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and a well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development should be within areas that demonstrate a development pattern or residential land uses" (Page 12 of the 2020 Comp. Plan).

(2) The subject parcel is located in the Caldwell Area of City Impact. The Caldwell 2040 Comprehensive Plan classifies the parcel and areas as "Residential Estates" (Exhibit 3.B.2d). The "Residential Estates" classification includes land that is "suitable for low-density residential uses of a semi-rural character. This classification is intended to protect and enhance single-family living areas that are rural in character or otherwise transitional in relationship to more urbanized residential areas of higher density. Such areas may not necessarily have a full range of urban utilities and services contingent upon topography, density, lot size, and development designs. The residential density range shall not exceed two (2) dwelling units per gross acre" (Page 44 of the 2040 Caldwell Comprehensive Plan).

(3) Based on population projection by COMPASS for Caldwell and Canyon County, the applicant finds the request addresses housing needs by providing residential development, which "will help reduce the need to provide housing in rural areas that are not anticipated to be annexed into city limits" (Exhibit 3.A.2).

(4) The request aligns with many goals and policies of the 2020 Comprehensive plan, including, but not limited to:

- ***Property Rights Goal 1:*** *Canyon County will ensure that land use policies, restrictions, conditions, and fees do not violate private property rights or create unnecessary technical limitations on the use of property.*
- ***Population Policy 2:*** *Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.*

Exhibit C.5

- ***Economic Development Policy 6:*** *Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.*
- ***Land Use Goal 1****: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.*
- ***Land Use Policy 1:*** *Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.*
- ***Land Use Residential Policy 1:*** *Encourage high-density development in areas of city impact.*
- ***Natural Resources Policy 4:*** *Use appropriate zoning designations and other strategies to minimize adverse impacts of development on natural resource areas.*
- ***Hazardous Areas Policy 2:*** *Discourage development in or near natural hazardous areas, such as airports, power line corridors, electrical substations, flood plains, unstable soil areas, and steep slopes, high velocity wind and storm-prone areas, except for industries, which may require these conditions.*
- ***Public Services, Facilities, and Utilities Goal 1:*** *Canyon County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health, and other services for which it is responsible in a fair, efficient, and professional manner.*
- **Transportation Goal 1.** *Coordinate with and assist Canyon County Highway Districts, the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community Planning Association of Southwest Idaho (COMPASS) in developing and managing a well-planned, sustainable, multimodal transportation system that provides for the safe, efficient, cost-effective movement of people and goods and that supports the region's residential, commercial, industrial, and public development vision.*
- ***Special Areas, Sites and Recreation Goal 1:*** *To encourage the preservation of recreational, historical, archeological, and architectural landmark areas of the county for the beneficial use of future generations.*
- ***Housing Goal 1:*** *Encourage opportunities for a diversity of housing choices in Canyon County.*
- ***Agriculture Policy 3:*** *Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.*

For supporting evidence, see the findings in the subsequent criteria.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: In consideration of the surrounding land uses, the proposed request to an "CR-R-1" (Single-Family Residential) zone is more appropriate than the current "A" (Agricultural) zone.

Findings: (1) The subject parcel, approximately 62 acres, is zoned "A" (Agricultural, Exhibit 3.B.2e). Per CCCO section 07-10-25(1): "*The purposes of the A (Agricultural) Zone are to: A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife*

management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan."

The subject parcel consists of moderately suited soils and is considered prime farmland if irrigated (Exhibit 3.B.2h). The Canyon Soil Conservation District does not recommend the approval of the request (Exhibit 3.D.7).

(2) Although there are still large agricultural parcels and uses in the vicinity (Exhibits 5 and 3.B.2a & b), the applicant finds due to the immediate surrounding built environment of residential, the planned widening of Karcher Road/SH-55, and the forthcoming subdivision south of the subject parcel approved in 2021 (Exhibit 3.B.5d), the property has become too fragmented for farming and can provide single-family housing for the growing area (Exhibit 3.A.2).

The parcel is surrounded by residential development:

- The north boundary for the Parcel abuts Karcher Road and Somerset West Subdivision, zoned "R-R" (Rural Residential) and approved in 1974 with 57 lots (0.65-acre average lot size; Exhibits 5 & 3.B.2g).
- The south boundary abuts a 40-acre property in agricultural use (Exhibit 3.B.2a), and Moonstruck Subdivision Phase 3 was approved in 2003 with 11 lots (1.09-acre average lot size, Exhibits 5 & 3.B.2g).
- The east boundary abuts Stecher Subdivision, Vanal Heights Subdivision, and El Rancho Heights, both zoned "R-R" (Rural Residential; Exhibit 3.B.2e).
    - Stecher Subdivision was approved in 1959 with 14 lots (0.72 acres average lot size). The subdivision was amended to include 49 lots in 1968 (0.62-acre average lot size, Exhibit 3.B.5b).
    - Vanal Heights Subdivision was approved in 1960 with 70 lots (0.41-acre average lot size; Exhibit 3.B.5a).
    - El Rancho Heights was approved in 1977 with 79 lots (0.43-acre average lot size, Exhibit 3.B.5c)
- The west boundary abuts Wintergreen Subdivision and Canyon Lake Estates (Exhibit 3.B.2g).
    - Wintergreen Subdivision was approved in 2000 with 7 lots (1.04-acre average lot size).
    - Canyon Lake Estates Phase 1 was approved in 2008 with 19 lots (1.21-acre average lot size).

(3) As conditioned at the public hearing (Attachment A), the request for an "R-1" (Single-Family Residential) zone allows an average minimum lot size of 0.75. Per CCCO Section 07-10-25(3): *"The purpose of the R-1 (Single-Family Residential) Zone is to promote and enhance predominantly single-family living areas at a low-density standard."*

The subject parcel is designated as "residential" in the 2020 Canyon County Comprehensive Plan's Future Land Use Plan (Exhibit 3.B.2c & d). The subject parcel is located in the Caldwell Area of City Impact. City jurisdiction is approximately 0.25 miles from the subject parcel. The Caldwell 2040 Comprehensive Plan classifies the parcel and areas as "Residential Estates" (Exhibit 3.B.2d).

The request matches the existing built environment and zones found in the area.

- The parcel is located near residential and commercial zones (Exhibits 3.B.2e & f).

- Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit 3.B.2g). The 0.75-acre average lot size will be commensurate with the built environment.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The request to "CR-R-1" is compatible with surrounding land uses.

Findings: (1) Pursuant to CCCO §07-02-03, land uses are compatible if: *a) they do not directly or indirectly interfere or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services.*

a. The subject parcel is designated as "residential" in the 2020 Canyon County Comprehensive Plan's Future Land Use Plan (Exhibit 3.B.2c). The Caldwell 2040 Comprehensive Plan classifies the parcel and areas as "Residential Estates" (Exhibit 3.B.2d).

b. The applicant finds due to the immediate surrounding built environment of residential, the planned widening of Karcher Road/SH-55, and the forthcoming subdivision south of the subject parcel approved in 2021 (Exhibit 3.B.4), the property has become too fragmented for farming and can provide single-family housing for the growing area (Exhibits 3.A.2 & 3.F).

c. The request matches the existing built environment and zones found in the area.
   - The parcel is located near residential and commercial zones (Exhibits 5, 3.B.2e & f).
   - Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit 3.B.2g).

d. Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances) which will ensure development complies with all applicable codes and requirements and that development remains compatible with the surrounding land uses.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed use will not negatively affect the character of the area. Any necessary measures to mitigate impacts can be addressed at the time of subdivision platting.

Findings: (1) The character contains a mix of agricultural, residential, and commercial uses (Exhibits 5, 3.B.2a, 3.B.2e, 3.B.2f, 3.B.2j & 3.C).

a. The subject parcel, two parcels to the south, and a few parcels to the north still maintain agricultural production on large agricultural parcels. Parcels R32869 and R32870 are both 40 acres and are in agricultural production (crops and livestock). Parcel R32870 was rezoned in 2019 to "CR-R-1" (RZ2019-0012, Exhibit 3.B.4) and is currently in the platting process (Norse Landing Subdivision, Exhibits 3.B.2g & B.5d).

b. The parcel is located near residential and commercial zones (Exhibit 5, 3.B.2e & f).

c. Within a one-mile radius, there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit 3.B.2g). The 0.75-acre average lot size (Attachment A) will be commensurate with the built environment.

d. Based on the County and City of Caldwell Comprehensive Plans, residential and commercial growth is the character promoted in the area (Exhibits 3.B.2c & B.2d).

(2) Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances) which will ensure development complies with all applicable codes and requirements and that development does not negatively impact the area.

5. **Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?**

Conclusion: Adequate sewer, water, drainage, irrigation, and utilities to accommodate future development can be provided at the time of platting.

Findings:

(1) The applicant states the sewer will be via an individual septic system. To accommodate the 0.75-acre average lot sizes, the applicant agrees to a community water system (Attachment A). Drainage to be retained on-site, irrigation via pressurized irrigation through a priority right irrigation well, and utilities via Idaho Power and Intermountain Gas (Exhibits 3.A.2, 3.A.4 & 3.F).

The applicant's letter of intent is based on developing one-acre lot sizes. As conditioned (Attachment A), the "R-1" zone allows an average minimum lot size of one acre. Subsequent residential development will be required to meet (1) subdivision platting requirements (Chapter 7, Article 17 of the Canyon County Code of Ordinances) and review by the City of Caldwell (Chapter 9, Article 1 of the Canyon County Code of Ordinances), which will ensure development includes adequate services and facilities.

6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

Conclusion: The subject property does have legal access. Access for residential development will be determined during the platting process.

Findings:

(1) The property currently has frontage along SH-55 (Karcher) and Kimball Avenue (a local public road). Access to SH-55 from Kimball has been blocked by the Idaho Transportation Department. The property currently uses Vista Drive, a public road, to S. 10th Avenue, a minor arterial public road (Exhibits 3.A.2, A.6 & F).

(2) Future development will use SH-55, Vista Drive (local road through Vanal Heights Subdivision), and the stub road to the south parcel that will, once developed, provide additional access alternatives (Exhibits 3.A.6 & B.5d). If the request is approved, subdivision platting is required, which requires access to meet public road and access requirements (CCCO §07-17-09).

7. **Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**

Conclusion: A Traffic Impact Study was provided demonstrating that a 49-residential-lot development will not have an impact.

Findings:

(1) A revised Traffic Impact Study (TIS) was prepared on December 13, 2024 (Exhibits 3.A.6 & F). The development of 49 residential lots is anticipated to create 523 trips per weekday, 39 trips during the AM peak hour, and 51 trips during the PM peak hour at full build-out. The development includes right-of-way dedication along SH-55 and internal public roads with access points from SH-55 (Ashland Drive), Kimball Avenue (Vista Drive), and a future stub to the south. With subdivision improvements, SH-55 improvements, and build-out of 2027, additional improvements/mitigation are not anticipated.

a. The Board of County Commissioners agreed to 0.75-acre average lot sizes subject to the development being served by a community water system (Attachment A). This does increase the number of lots to be developed.

(2) Highway District #4 reviewed the initial and revised TIS and found the request with 49 lots is not anticipated to significantly degrade the Level of Service (LOS) at nearby intersections after SH-55 is widened to five lanes. Other impacts from the development will be mitigated by right-of-way dedication, frontage improvements, and impact fees (Exhibit 3.D.11).

a. At the time of the preliminary plat, Highway District #4/City of Caldwell Engineering will review the development and TIS to determine if a revised TIS is required and what improvements will be required to reduce traffic impact before final plat approval.

(3) Idaho Transportation Department (ITD) accepts the TIS subject to right-of-way dedication for the Ashland Drive right-turn lane from SH-55 (Exhibit 3.D.8). The dedication and improvement are necessary to support the future development of the south parcels that will be stubbed through the development on the subject parcel.

a. At the time of the preliminary plat, ITD will review the development and TIS to determine if a revised TIS is required and what improvements will be required to reduce traffic impact before final plat approval.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: The request is not anticipated to impact essential public services and facilities, including, but not limited to schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts can be addressed at the time of platting.

Findings:

(1) Future development will be served by the Vallivue School District (Exhibit 3.B.1). The District has concerns about the capacity of Vallivue High School. Current enrollment is approximately 1,300 students with a capacity of 1,800 students. The District states two elementary schools will open in the Fall of 2025. The letter does not oppose the request or recommend any mitigation measures (Exhibits 5, 3.A.2 & 3.D.2). Per Exhibit 3.H.1, updated letter from Vallivue School District: "Currently, the surrounding schools can accommodate such a small development. The district's main concern is with large swaths of land approved for major development that could compromise the district's overall capacity to provide appropriate services over the next ten years."

No comments were received from the Brown Bus Company or Caldwell Transportation.

(2) Served by the Canyon County Sheriff's Office. No comments were received.

(3) The property is served by the Caldwell Rural Fire Protection District (Exhibit 3.B.1). The district can approve the request subject to compliance with code requirements and conditions of approval (Exhibits 3.D.3 & 3.H.4). The nearest station is Station 2. Distance: 2.8 miles. The estimated response time is 8 minutes. Conditions include fire hydrants, roadway widths, access roads, and addressing requirements. See condition no. 3 of the development agreement conditions regarding fire hydrants (Attachment A). No comment was received from Canyon County Paramedics/EMT.

(4) The United States Forest Canal that lies within the boundary of the subject parcel is operated and maintained by the Boise Project Board of Control. The Boise Project Board of Control asserts the federal easement of 25 feet northwest and 25 feet southwest of the canal's centerline. Landscaping other than gravel is not approved in the easement. Fencing, gates, and pathways may be constructed off the canal easement. Any improvements within the easement or any piping/relocation of the canal must be approved by the Bureau of

Reclamation and the Boise Project Board of Control prior to construction. Any roadways and utilities crossing the canal must be approved through a crossing agreement by the Bureau of Reclamation and the Boise Project (Exhibit 3.D.1). No comment was received from Wilder Irrigation District.

(5) Mitigation: If the request is approved, subdivision platting is required, which requires notification to affected essential services for review and comments before subdivision approval (CCCO §07-17-09).

CCCO §09-01-21: AREA OF CITY IMPACT AGREEMENT

Conclusion: The City of Caldwell submitted a letter dated January 4, 2024 (Exhibit 3.D.4). The letter states the subject parcel is located in the City of Caldwell's Area of City Impact and within 0.25 miles of the City of Caldwell's incorporated limits. The parcel is designated as Residential Estates in the City of Caldwell's Comprehensive Plan.

The City of Caldwell is working on a comprehensive plan update. "Although this area currently is designated as Residential Estates in the City's current Comprehensive Plan, there is potential for this land use designation to change to a Highway Corridor zone in the future" (Page 2 of the letter). Zones in the Highway Corridor designation would allow for a mixed-use land-use designation that combines higher-density residential with commercial services.

The City of Caldwell is not opposed to the proposed rezone to low-density residential, but would like to see the frontage along Karcher Road preserved for commercial services at a minimum. If approved, the City of Caldwell would request that street landscape buffers along Karcher Road and Kimball Avenue be installed per the City of Caldwell's Landscaping Ordinances. This would include the requirement for all common open spaces, buffers between different land uses, and pathways. Any connection to City services would require a formalized Municipal Services Agreement to be entered into. If the request is approved, subdivision platting is required, which requires notification to the City of Caldwell and compliance with Caldwell's subdivision and landscaping ordinances unless waived by the County (CCCO §07-17-09 and §09-01-19).

The applicant finds that the project as requested is compatible with the existing built environment, compatible with the City's adopted comprehensive plan, and currently does not have a path to annexation (Exhibit 3.A.2). As conditioned (Attachment A), the request complies with the city's residential estates designation and intent when was the future land use designation at the time of application submittal.

Findings:

(1) The project, as requested, is compatible with the existing built environment, compatible with the City's adopted comprehensive plan, and currently does not have a path to annexation (Exhibits 5 & 3.A.2). As conditioned (Attachment A), the request complies with the city's residential estates designation *See Attachment A for development agreement conditions.*

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** Case # RZ2022-0012, a conditional rezone of Parcel R32862 from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone, subject to conditions of the development agreement (Attachment A).

DATED this 10th day of September, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: JROSS Date: 09.10.25
Deputy

ATTACHMENT A

DEVELOPMENT AGREEMENT CONDITIONS

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subdivision of the subject parcel, R32862, shall maintain an average lot size of 0.75 acres. The development shall be served by a community water system or city services.
3. The subdivision will provide fire hydrants as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.
4. The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

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CANYON COUNTY

Canyon County Recorder's Office Document Cover Sheet

Exhibit C.5

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 N. 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

DEVELOPMENT AGREEMENT
BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 25-118

THIS AGREEMENT, made and entered into this 10th day of September 2025, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY," and Tillman Ridge LLC, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, The Applicant has applied to the County for a conditional rezone from an "A" (Agricultural) Zone to "CR-R-1" (Conditional Rezone – Single Family Residential) Zone, which is legally described in the attached EXHIBIT "A", incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcel R32862, approximately 62.97 acres, is owned by the Applicant; and

WHEREAS, on the 16th day of August, 2025, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R-1" Zone, which was done with Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

Exhibit C.5

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezone).

SECTION 2. PROPERTY OWNER.

Applicants are the owner(s) of Subject Properties which are located in the unincorporated area of Canyon County, Idaho, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption by the Board of County Commissioners of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity and shall inure to the benefit of and be enforceable by the parties and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate with regard to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of the Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties, from applying new rules, regulations, or policies that do not conflict with this Agreement.

Exhibit C.5

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Properties from "A" (Agricultural) Zone to "CR-R-1" (Conditional Rezone – Single Family Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7 unless conditioned otherwise (see Exhibit "B"). The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-R-1" (Conditional Rezone – Single Family Residential) Zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in EXHIBIT "A" and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances do not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number RZ2022-0012 and any related or resulting development agreements, ordinances, rules and regulations, resolutions, or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness, or validity of any such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions, or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless, and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

Exhibit C.5

D. DEFENSE EXPENSES.

Applicants shall and do hereby agree to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules, and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days, Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion or the institution of legal proceedings. If the default is cured, then no default shall exist, and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by the Applicant to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and Idaho Code §67-6509, if the properties described in attached EXHIBIT "A" are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Properties conditionally rezoned from "A" (Agricultural) Zone designation to "CR-R-1" (Conditional Rezone – Single Family Residential) Zone designation shall revert to the "A" (Agricultural) Zone designation.

Exhibit C.5

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county, and local laws, rules, and regulations that appertain to the Subject Property.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to the County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #140
Caldwell, Idaho 83605

Notices and communications required to be given to the Applicant shall be addressed to, and delivered at, the following addresses:

Name: Tillman Ridge LLC
Street Address: 24 Hammond Ste. C
City, State, Zip: Irvine, CA 92618

A party may change its address by giving notice, in writing, to the other party in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicant(s), a subsequent owner, or other person acquiring an interest in the property described in attached EXHIBIT "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

Exhibit C.5

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner, Leslie Van Beek

Commissioner, Brad Holton

Commissioner, Zach Brooks

ATTEST: Rick Hogaboam, Clerk

BY: JROSS
Deputy

DATE: 09·10·25

APPLICANT

Manager, Tillman Ridge LLC

CANYON COUNTY IDAHO 1892

Exhibit C.5

(All Applicants must sign, and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 27 day of August, 2025, before me, a notary public, personally appeared Kristin Short, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

KAYLA MARIE HORTON
COMMISSION # 20240389
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho

Residing at: Bank of America Nampa

My Commission Expires: 1/29/2030

Exhibit C.5

EXHIBIT "A"

LEGAL DESCRIPTION

This parcel is a portion of the Northwest Quarter of the Northeast Quarter and of the Northeast Quarter of the Northwest Quarter of Section 16, Township 3 North, Range 3 West of the Boise Meridian, Canyon County Idaho and is more particularly described as follows

BEGINNING at the Northeast corner of said Northwest Quarter of the Northeast Quarter the REAL POINT OF BEGINNING.
Thence South 0°05'58" East along the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.07 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter,
Thence South 88°53'02" West, along the South boundary of said Northwest Quarter of the Northeast Quarter, a distance of 1326.51 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter,
Thence South 88°54'31" West, along the South boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1327.91 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter,
Thence North 0°05'11" West, along the West boundary of said Northeast Quarter of the Northwest Quarter, a distance of 361.35 feet to a point on the Easterly right-of-way for the Forest Canal

Thence traversing said right-of-way as follows
North 59°45'05" East, a distance of 65.17 feet;
North 52°31'18" East a distance of 46.07 feet
North 40°06'17" East a distance of 92.19 feet
North 36°48'31" East a distance of 580.70 feet
Northeasterly 78.28 feet along the arc of a curve to the right having a central angle of 34°23'51" a radius of 130.38 feet and a long chord which bears North 54°00'26" East, a distance of 77.11 feet to a point which lies on a line 300.00 feet Southerly from and parallel with the South right-of-way boundary for Idaho State Highway 55,
Thence North 88°54'00" East, along said parallel line, a distance of 383.66 feet to the Southeast corner of the parcel described in the Deed recorded as Instrument No. 348628, Records of Canyon County Idaho
Thence North 1°06'00" West, along the East boundary of said parcel, a distance of 148.67 feet to a point on the Westerly extension of the South boundary of the parcel described in the Deed recorded as Instrument No. 952783, Records of Canyon County;
Thence North 89°08'53" East, along said extension and said South boundary, a distance of 757.20 feet to the Southeast corner of said parcel
Thence North 0°43'44" East along the East boundary of said parcel, a distance of 188.00 feet to a point on the North boundary of said Northwest Quarter of the Northeast Quarter; Thence North 88°51'19" East

along said North boundary, a distance of 949.54 feet to the REAL POINT OF BEGINNING
Also shown as Parcel 1 on Record of Survey, recorded October 6, 1997 as Instrument No. 9733745

EXCEPTING THEREFROM that portion of Land deeded to the State of Idaho, Idaho Transportation Board, by and through the Idaho Transportation Department by Warranty Deed recorded June 18, 2024, as Instrument No. 2024-018770, records of Canyon County, Idaho

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subdivision of the subject parcel, R32862, shall maintain an average lot size of 0.75 acres. The development shall be served by a community water system or city services.
3. The subdivision will provide fire hydrants as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.
4. The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

Commissioner Minutes
August 6, 2025 – 1:32 p.m. to 3:31 p.m.
PUBLIC HEARING TO CONSIDER A REQUEST BY SIX POINT PROPERTIES, LLC, REPRESENTED BY BRISTLECONE LAND USE CONSULTING, FOR A CONDITIONAL REZONE OF PARCEL R32862, FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-R-1", CASE NO. RZ2022-0012
Commissioners Leslie Van Beek, Brad Holton and Zach Brooks
Deputy P.A. Zach Wesley
Principal Planner Dan Lister
Elizabeth Allen
Kristin Short
David Kooch

Deputy Clerk Jenen Ross_____

PUBLIC HEARING TO CONSIDER A REQUEST BY SIX POINT PROPERTIES, LLC, REPRESENTED BY BRISTLECONE LAND USE CONSULTING, FOR A CONDITIONAL REZONE OF PARCEL R32862, FROM AN "A" (AGRICULTURAL) ZONE TO A "CR-R-1", CASE NO. RZ2022-0012

The Board met today at 1:32 p.m. for a public hearing to consider a request by Six Point Properties, LLC, represented by Bristlecone Land Use Consulting, for a conditional rezone of parcel R32862, from an "A" (agricultural) zone to a "CR-R-1" zone, case no. RZ2022-0012. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, Principal Planner Dan Lister, Elizabeth Allen with Bristlecone Land Use Consulting, Kristin Short, David Kooch, and Deputy Clerk Jenen Ross.

Elizabeth Allen offered testimony in favor of the application outlining the following:

- Parcel location
- The property is 63-acres and they are proposing a conditional rezone to R-1, single family residential, with 48 residential lots, 2 common lots and an average lot size of 1-acre
- Review of the concept plan with access from the north is in accordance with ITD requirements and access to the east and a stub road to the south. The site previously had access through Kimball Road but that has since been closed for the widening of Karcher Rd.
- There will need to be connection to a well or water system that will allow fire protection in accordance with the City of Caldwell
- The proposal is for individual wells
- The site is not within a conservation area or a wildlife refuge
- Currently the property is farmed and will continue to be farmed until it is developed. Other farms in the area will be able to continue farming even after the site is developed,

there will not be a loss of access. Other farmers in the area did not have any concerns and were supportive of the plan.
- Based on the lots proposed, it is estimated to have 18 students which would have a negligible impact on school capacity.
- They are in agreement with the conditions outlined by P&Z but in reference to condition no. 2 they would like some flexibility to provide ½-acre lots with a community system so when Caldwell has water services in the area they would have the option to connect. With strictly 1-acre lots and individual wells there would be the same flexibility as with ½-acre lots.
- The property is surrounded by residential, so this would be an in-fill area. The future land use is residential. Generally, other lots in the area are ½-acre lots.

Ms. Allen addressed Commissioner Van Beek's questions regarding a community septic system, commercial frontage, and access.

Dan Lister gave the staff report which reviewed the following:
- Conditional rezone to "R-1" (Single Family Residential) with development agreement limiting development to one acre lots (total of 48 lots) with development supported by fire hydrants.
- On June 12th the P&Z approved the conditional rezone with the following conditions:
    - All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    - The subdivision of the subject parcel, R32862, shall maintain an average lot size of 1-acre acre, with no more than 48 buildable lots.
    - The subdivision will provide fire hydrants connected to a well, water tank, or an alternative method of water supply as deemed appropriate by the Caldwell Fire Department and in accordance with the International Fire Code.
    - The developer shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the Board."
- This area is designated as a residential area in both the county's 2020 comprehensive plan, which the application was submitted under, and the City of Caldwell's 2040 comprehensive plan.
- Surrounding land uses
    - The subject parcel is zoned "A" agricultural
    - The subject parcel consists of moderately suited soils and is considered prime farmland if irrigated (Exhibit 3.B.2h).
    - Average lot sizes within 1,000' radius: 1.71 acres with a 0.43 median.
- Zoning

    - The parcel is located near residential and commercial zones (Exhibit 3.B.2e & f). Parcel R32870 was rezoned in 2019 to "CR-R1" (RZ2019-0012, Exhibit B.4) and is currently in the platting process (Norse Landing Subdivision, Exhibit 3.B.2g & 3.B.5d).
- Subdivision
    - Within a one-mile radius there are 35 platted subdivisions with a 0.55-acre average lot size (Exhibit 3.B.2g).
- Adequate Facilities
    - The applicant states the sewer will be via an individual septic system, water via individual domestic wells, drainage to be retained on-site, irrigation via pressurized irrigation through a priority right irrigation well, and utilities via Idaho Power and Intermountain Gas (Exhibit 3.A.2 & A.4).
    - Adequate services would be dependent on the residential density. Residential lots less than one-acre lot size would require connection to city services or community systems, which would be determined via a planned unit development approval (via a conditional use permit) and/or at the time of preliminary platting.
- Traffic & Access
    - Access: The property currently has frontage along SH-55 (Karcher) and Kimball Avenue (a local public road). Access to SH-55 from Kimball has been blocked by the Idaho Transportation Department. The property currently uses Vista Drive, a public road, to S. 10th Avenue, a minor arterial public road (Exhibit 3.A.2 & A.6).
    - Traffic: A Traffic Impact Study was provided with analysis for a 49 residential lot development. With subdivision improvements, SH-55 improvements, and build-out of 2027, additional improvements and traffic mitigation are not anticipated.
- Essential Services
    - Schools: Future development will be served by the Vallivue School District (Exhibit 3.B.1). The District has concerns about the capacity of Vallivue High School. Current enrollment is approximately 1,300 students with a capacity of 1,800 students. The District states two elementary schools will open in the Fall of 2025. The letter does not oppose the request or recommend any mitigation measures (Exhibit 3.A.2 & 3.D.2). No comments were received from the Brown Bus Company or Caldwell Transportation.
    - Police: Canyon County Sheriff's Office. No comments were received.
    - Fire Protection & Emergency Medical Services: The property is served by the Caldwell Rural Fire Protection District (Exhibit 3.B.1). Caldwell Rural Fire does not oppose the request subject to compliance code requirements provided in their letter. Requirements include fire hydrants, adequate street identification, and adequate access, roadways, and turnarounds (Exhibit 3.D.3). No comment was received from Canyon County Paramedics/EMT.

    - Irrigation District: The United States Forest Canal that lies within the boundary of the subject parcel is operated and maintained by the Boise Project Board of Control. The Boise Project Board of Control asserts the federal easement of 25 feet northwest and 25 feet southwest of the canal's centerline.
- Review of comments received from surrounding neighbors.

In response to a question from Commissioner Van Beek, Mr. Lister said that if the Board chooses to allow for the smaller lots this would likely need to be re-noticed since it is a substantial change from the P&Z recommendation. Mr. Lister also noted that staff agrees with Ms. Allen's analysis that this is not the best and highest use for a high-density commercial area, agreeing with the original comprehensive plan that this should be residential estates of ½-acre to 1-acre lots.

Mr. Lister addressed Commissioner Brooks' question regarding a community water system stating that the Board can make changes to the conditional rezone. If the Board feels this still needs to be a conditional rezone they don't need to go with the conditions provided by planning and zoning and the hearing would not need to be re-noticed. If the Board chooses not to apply any conditions and just leave it to the time of platting it would then be a zoning map amendment, not a conditional rezone, with the need to re-noticed.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Discussion ensued regarding adjustment to the lot size, individual wells vs. a community system, and any potential re-noticing requirements.

The Board is in favor of a community system.

The Board recessed from 2:38 p.m. to at 2:56 p.m.

Following the recess, based on Commissioner Holton's question regarding re-noticing for a substantial change Zach Wesley spoke about previous requirements if a substantial change was made but that those requirements no longer exist. The Board has no restrictions to making changes to terms of approval in an application from what was originally noticed.

Additionally, Mr. Lister spoke with the applicant who is favorable to the ½-acre lot size with a community system option. It's likely not all the lots would be just ½-acre, there would likely be a variety of lot sizes. He also said the applicant would like to be able to explore if there really needs to be a community system or if there is a way to work with the city and pull water from the south. They want to know what they are rezoned for in order to best use that ground.

However, if the Board chooses to keep the 1-acre lot size they do not want to be locked into a community system as they don't think it would economically make sense.

Commissioner Holton said he would consider making a decision on a community water system and nothing less than .75-acre lots. Commissioner Brooks is in support of this suggestion. Commissioner Holton said a community water system with a fire hydrant and lots no smaller than .75-acres with varied lot sizes up to 1-acre.

The Board recessed from 3:10 p.m. to 3:15 p.m.

Mr. Lister confirmed that the applicant is agreeable to the .75-acre lots.

As part of the Board's deliberation there was an evaluation of the criteria (07-06-07 (6) A), and a review of the Planning and Zoning Commission's FCO's.

In regard to all the findings, Mr. Lister said they will be updated to reflect the Board's decision on the revised lot size of greater than .75-acres. The Board has requested that the FCOs include a statement that the .75-acre lot size is larger than the majority of the lots in the general vicinity.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan? The Board concurs with the Planning and Zoning findings.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation? The Board concurs with the Planning and Zoning findings.

3. Is the proposed conditional rezone compatible with surrounding land uses? The Board concurs with the Planning and Zoning findings.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? The Board concurs with the Planning and Zoning findings.

5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone? The Board concurs with the Planning and Zoning findings. This will be updated to reflect a community water system.

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? Mr. Lister noted that subsection 1 would be updated to state that at the time of platting this would need to be reviewed by ITD and the highway district to ensure the trip generation is accounted for and improvements are made.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development? The Board concurs with the Planning and Zoning findings.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? The Board concurs with the Planning and Zoning findings.

Mr. Lister's proposed language for the development agreement condition no. 2: "*The subdivision of the subject parcel R32862 shall maintain a lot size of 0.75-acre or greater, served by a community water system or connection to city service.*"

Commissioner Van Beek made a motion that based upon the findings of fact, conclusions of law, and order contained herein to approve case no. RZ2022-0012, a conditional rezone of parcel R32862 from an 'A' Agricultural zone to a CR-R-1 Single Family Residential zone subject to the conditions of a modified development agreement and conditions throughout the findings as put on the record. Additionally, the FCOs will be prepared for consideration at a later date. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn.

The hearing concluded at 3:31 p.m. and an audio recording is on file in the Commissioners' Office.

EXHIBIT D

Agency Comments Received by October 12, 2026

Hearing Examiner

Case #SD2026-0001

Hearing date: October 22, 2026

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE [redacted]
FAX [redacted]

April 8, 2026 (LJR)

RE: HD4 Board of Commissioners
Tillman Ridge Subdivision
Preliminary Plat

Approved by the Board on 4/8/2026 with no changes.

Leonard Riccio

Digitally signed by Leonard Riccio
DN: O=Highway District No. 4, CN=Leonard Riccio, E=lriccio@hwydistrict4.org
Reason: I am the author of this document
Location:
Date: 2026.04.08 10:59:13-06'00'
Foxit PDF Reader Version: 2023.2.0

Staff reviewed the preliminary plat for Tillman Ridge Subdivision. Plans reviewed were signed by Roger J. Smith, P.E. with stamp date 3/11/2026 and consists of 6 pages.

The subdivision is approximately ¼-mile west of Caldwell City Limits. The Subdivision is located at the SW corner of SH-55 Karcher Road and Kimball Avenue. The development is more specifically located within the North ½ of the North ½ of Section 16 within the Township 3 North and Range 3 West. The Canyon County parcel affected by the request is R32862 approximately 63 acres. See attached vicinity map for further information.

General
The subject property fronts SH-55 Karcher Road and Kimball Avenue. Per the COMPASS Functional Classification map dated July 26, 2023, SH-55 is classified as a principal arterial road and Kimball Avenue is classified as a local road.

Given the proximity to Caldwell City Limits HD4 staff requested comments from Caldwell City on the preliminary plat and traffic impact study. Caldwell City did not provide any comments on the request.

Background
SH-55 is under construction with an anticipated improvement date of 2027. Those improvements affect this subdivision as follows:

- Karcher EB to be one left turn lane and two through lanes
- Karcher WB to be two through lanes and one right-turn lane into Ashland Drive
- ITD permitted a RIRO approach for Tillman Ridge Subdivision. Said approach is directly across from Ashland Drive
- Existing Kimball approach to be removed
- Left outs to be provided from 10th Avenue/Karcher intersection via existing Vista Drive

The subdivision request consists of 48 residential lots and 1 common lot on 62.11 acres. Total gross acreage density is 0.77 du/acre. The site will generate 523 daily trips with 39 AM peak hour trips and 51 PM peak hour trips. The TIS did not identify any significant increases in delay from the subdivision request. Traffic mitigation for Tillman Ridge Subdivision will be by ROW dedication, frontage improvements, and traffic impact fees.

Access
Tillman Ridge Subdivision fronts Karcher Road and S. Kimball Avenue. ITD permitted a right-in-right-out (RIRO) approach onto Karcher Road. To access the 10th Avenue/Karcher intersection

the subdivision's second proposed approach is to align with Vista Drive at the Vista/Kimball intersection.

Frontage Improvements
The subdivision will improve S Kimball Avenue from the south side of Vista Drive to the north side of well lot, approximately 990 LF. Improvements are shown on sheet 2 of the preliminary plat and generally consists of widening west of the centerline to provide 26' of pavement EP to EP plus a 2' gravel shoulder and borrow ditch. Runoff from Kimball will be captured in a pond located in the NE corner of Block 3 Lot 4.

Interior roads are to be improved per HD4's typical local road section and is shown on sheet 4 of the preliminary plat.

No frontage improvements are proposed on Karcher Road nor requested from ITD.

ROW Dedication
Development has provided ROW necessary for the Karcher Road improvements. Applicant will dedicate an additional 30' of ROW for S Kimball Avenue. ROW dedication to begin at the south side of Vista Drive and terminate at the north property line of existing well lot. Dedication consists of 990 LF. While Vanal Heights dedicated 30' of ROW for Kimball Avenue the abutting subdivision to the south, El Rancho Heights did not. By plat that subdivision conveyed a "30' drainage and future road easement." This language is nebulous, require a validation hearing to establish legitimacy, and the County when issuing building permits did not protect this "future road easement". That easement is presently encumbered by 3 residential structures. Therefore, extending S Kimball Avenue south of Vista Drive is not practical nor a recommended condition of approval. Access for the land locked parcel R328690000 will be provided with a stub road generally centered on the south boundary of Tillman Ridge rather than extending Kimball south.

Staff Recommendations
HD4 staff recommend approving the Tillman Ridge Subdivision preliminary plat dated 3/11/26 with the following conditions:

1. Revise Sheet 4, Typical section:
    a. Remove Note E
    b. Revise item callout #5 to specify 4:1 side slopes, (Per ACCHD-101 dwg)
    c. Revise callout circle 4 to have leader pointing to the shoulder
    d. Revise to add callout circle 5 to gravel borrow
2. Revise ROW dedication and improvements to begin at the south side of Vista Drive and terminate at the north property line of existing well lot. Dedication consists of ~990 LF
3. Add note on sheet 4, "Pavement design determined at time of improvement drawings"
4. Revise curve radii for EP and ROW at intersections to match policy
5. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual and those ACHD standards adopted for use in the City of Star in effect at the time of improvement drawing submittal.

Vicinity Map

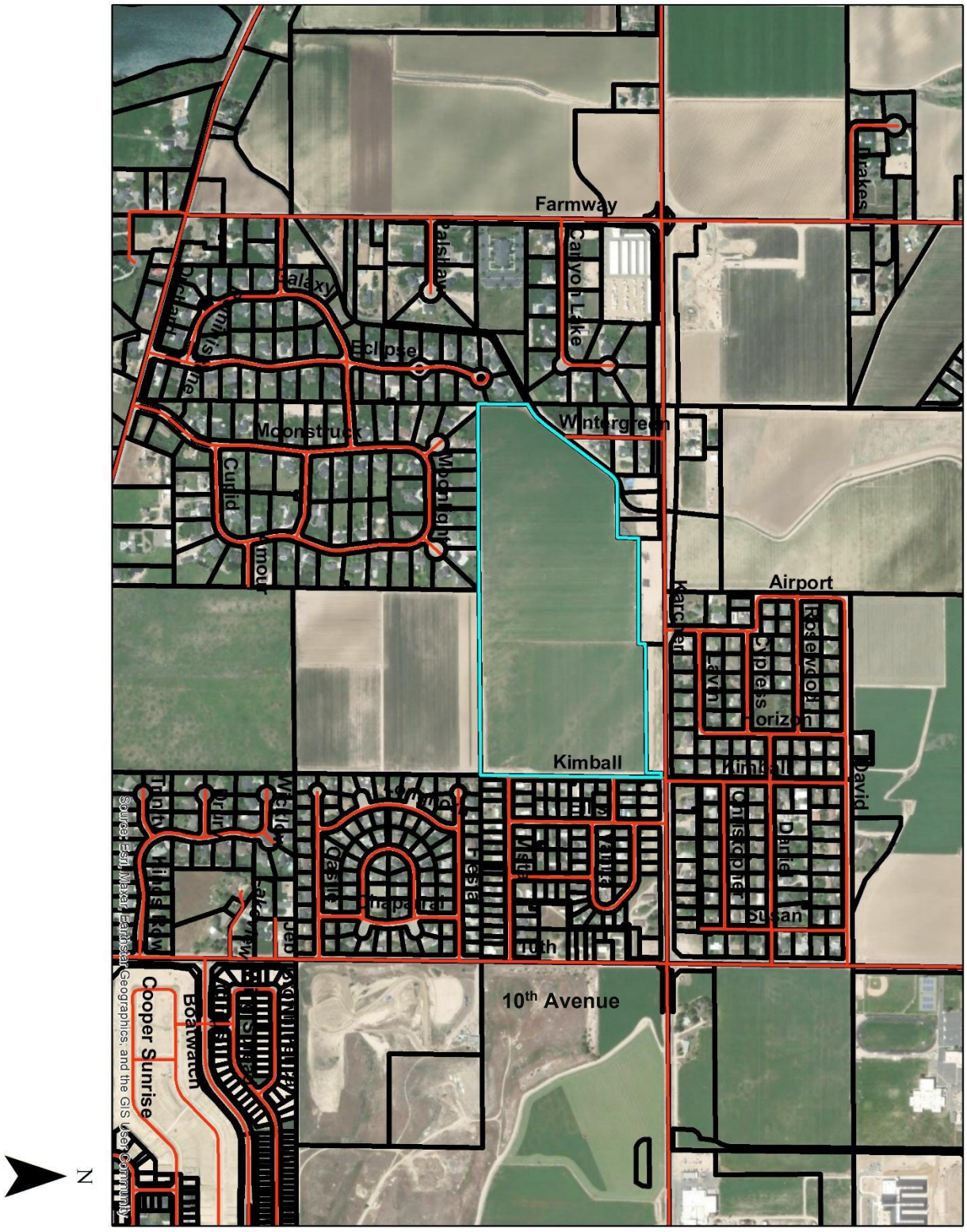


Exhibit D.1

Preliminary Plat

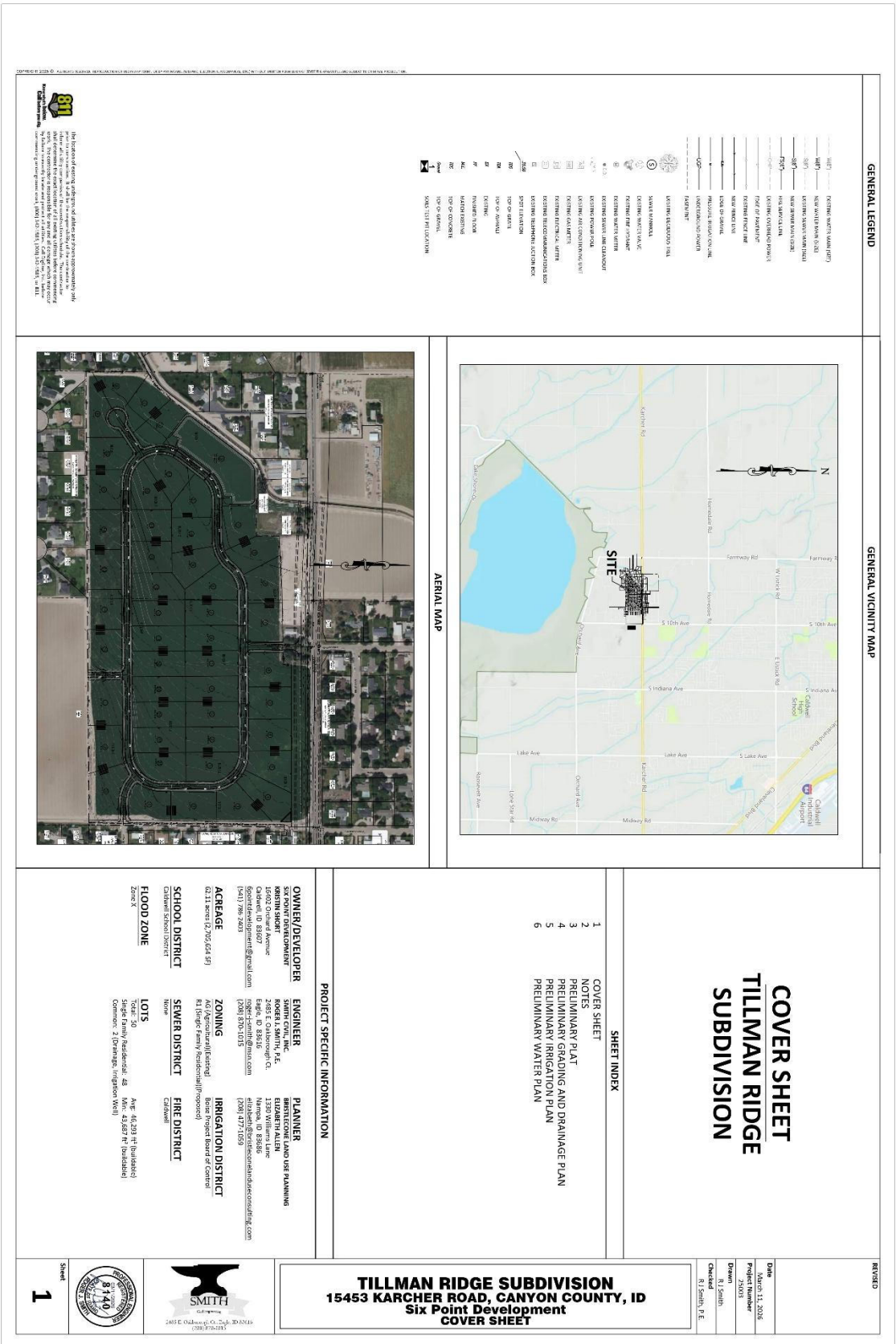


Exhibit D.1

1 GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION:

1. All work shall be completed in accordance with the Idaho Standard for Public Works Construction (latest edition), the Highway Standards and Development Procedures for the Highway District 4, and the Project Specifications. The more stringent of any of these standards shall be the controlling standards or specifications.

2. The Contractor shall have a copy of the latest Highway Standards and Development Procedures for the Highway District 4 on site at all times during construction (available on the website). Failure to have a current copy of the Standard Specifications on site could be grounds for a stop work order until the situation is resolved.

3. The Contractor shall have plans stamped "Approved for Construction" by Highway District 4 on site at all times.

4. All Contractors, Sub-Contractors, and Utility Contractors shall attend a pre-construction conference a minimum of two (2) days prior to commencing any construction on the project.

5. Contractors shall notify the appropriate agency when materials are on site or inspection of the work is required. No work may begin on any project without twenty-four (24) hours prior notice.

6. All material furnished on, or for the project must meet the minimum requirements of the approving agencies. At the request of the approving agency or the Design Engineer, Contractors shall furnish proof that all materials installed on this project meet the specification requirements set forth in General Construction Note No. 1.

7. Work subject to approval by any governmental agency must be approved prior to (A) backfilling trenches for pipe; (B) placing of aggregate base; (C) placing of concrete; (D) placing of asphalt paving.

8. Any deviation from the approved plans and specifications must have the applicable agency approval in writing prior to construction.

9. Take all lot and site dimensions and easements from the Final Plat for this development.

10. The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage improvements are in place and functioning.

11. All contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction area.

12. The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.

13. Quantity and placement of street lights is contingent upon the electrical design by Idaho Power Company.

14. The contractor shall keep on site at all times a copy of the approved construction plans on which is recorded the actual locations of the constructed pipe line and any other utilities encountered. The contractor shall provide these locations to the design engineer for use in the production of record drawings prior to final approval of the pipe line installation.

2 ROADWAY CONSTRUCTION NOTES

ROADWAY CONSTRUCTION NOTES:

1. All Contractors working within the public road right-of-way are required to secure a right-of-way construction permit from Highway District 4 or ITD at least twenty-four (24) hours prior to any construction.

2. Highway District 4 or ITD will inspect all work within the public rights-of-way to include utility trenches above the pipe zone.

3. Abandoned buildings, test pits, or waterways located within current or future right-of-way shall be re-excavated to native soil and backfilled with structural fill per ISPWC specifications. Provide soils data to verify native material meets the requirements for engineered fill per ISPWC specifications and a copy of the compaction tests."

5. Highway District 4 will inspect all work within the Right-of-Ways.

6. Set the tops of all valve boxes and sewer manholes flush with the slope of the finished street grades.

7. Highway District 4 will inspect and approve all storm drainage improvements.

8. Place all water valves, blow-offs and manholes so that they do not conflict with any concrete curb and gutter, valley gutter or sidewalk improvements.

9. Retain and protect all utilities unless noted otherwise on these plans.

10. Compaction shall not be less than 95% of the Standard Proctor Density as determined by ASTM D 698.

11. Direction of slope (typical) ——→

12. The contractor is to call Highway District 4 for the inspection of all street construction. 24 hour notice is required. Drainage facilities will not be approved by Highway District 4 unless this inspection is performed.

13. The contractor shall have a stamped, Highway District 4 approved, set of plans at the worksite.

14. The contractor shall contact Digline 48 hours prior to digging to verify the location of existing utilities.

15. All construction in the public right-of-way shall conform to the latest edition of the ISPWC and the Highway District 4 specifications. No exception to district policy, standards, or the ISPWC will be allowed unless specifically and previously approved in writing by Highway District 4.

16. If any utility or irrigation facility interferes with required street improvements, all such utilities or irrigation facilities shall be relocated at the owner's expense so as not to interfere with required street improvements.

17. Local street Plant Mix Pavement shall be Class II with a nominal maximum aggregate size of 0.5 inch (1/2".) PG-64-28 (Performance Graded Asphalt Binder) shall be used. A minimum of 0.5% Anti-Stripping additive is specified.

18. All SD numbers refer to the Idaho Standards for Public Works Construction (ISPWC) Manual Standard Drawings and the Highway District 4 specifications as applicable.

19. Prior to placement of any pavement markings contact Highway District 4 for verification of compliance with policy and existing pavement markings".

20. The Contractor shall be responsible for providing and paying for all costs associated with all testing required by the Project Specifications. All tests shall be performed by a certified testing laboratory and certified test results shall be submitted to the Owner's Engineer. Work performed without certified test results shall not be accepted.

21. Locate subsurface stormwater disposal facilities (including infiltration beds and drywells) at least 25 feet from water mains. This requirement does not apply to catch basins or sand and grease vaults.

3 PRESSURE IRRIGATION NOTES

PRESSURE IRRIGATION NOTES:

1. All Pressure irrigation must be outside the ROW, except at crossings, which must be at 90° (no skew), meeting HSDP policy and approved pipe type.

2. Install all crossings of the Public Rights-of-Way, private roadways and travelways with pressure irrigation at a maximum depth of two-and one-half (2 1/2) feet and in an AWWA C-900 pipe sleeve with locator wire. Highway District 4 shall inspect all crossings prior to backfilling.

3. The horizontal separation of potable water mains and non-potable water mains (sanitary sewer, storm drain, and irrigation) shall be a minimum of ten (10) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

4. The horizontal separation of non-potable services and potable water services or potable water mains shall be a minimum of six (6) feet. Where it is necessary for a potable water main and non-potable water main to cross with less than eighteen (18) inches of vertical separation, the crossing shall be constructed in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) and Section 430.02 of the Wastewater Rules (IDAPA 58.01.16).

5. Install finder tape with all irrigation mains. Tape shall be two (2) inches wide, purple in color, with the words **DANGER - UNSAFE WATER** or **NON-POTABLE WATER** clearly marked along its length. Place the tape between six (6) inches below the surface and eighteen (18) inches above the top of the pipe.

6. Label all irrigation risers and faucets with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER.**

7. Label all valve boxes and vaults with durable tags carrying the warning **DANGER - UNSAFE WATER** or **NON-POTABLE WATER.** The valves and boxes are to be located a minimum of ten (10) feet outside of the Public Right-of-Way, private roadways and travelways.

8. Install a reduced pressure backflow preventer in any connection between the potable water system and the pressure irrigation system. The device must be approved by the Idaho Department of Environmental Quality (DEQ) and the Water Company.

9. Provide thrust blocking as required.

4 TWO LANE RURAL ROAD SECTION WIDENING

NOTES

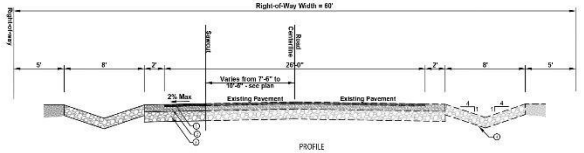
(A) All construction shall be per ISPWC specifications.

(B) Street longitudinal profile grades 0.4% minimum.

(C) Asphalt and aggregate base thickness are minimum allowed. Actual thickness shall be designed by the engineer based on the traffic index and "R" value of subgrade soils and approved by Canyon Highway Districts.

(D) Vertical curve and horizontal curve requirements based on AASHTO policy on geometric design of highways and streets.

(E) Grass conveyance swales and depressed driveway approaches may be constructed for nuisance water only. Storage may not be considered in drainage design.



ITEM	TYPE	MINIMUM DEPTH
1	Hot plant mix asphalt	Class II — 3"
2	Crushed aggregate base or leveling course	3/4" (Type I) — 0"
3	Uncrushed aggregate base course	6" uncrushed — 12"
4	Gravel shoulder	12"
5	Gravel borrow with 3:1 side slopes	12"

REVISED

Date
March 11, 2026

Project Number
25003

Drawn
R J Smith

Checked
R J Smith, P.E.

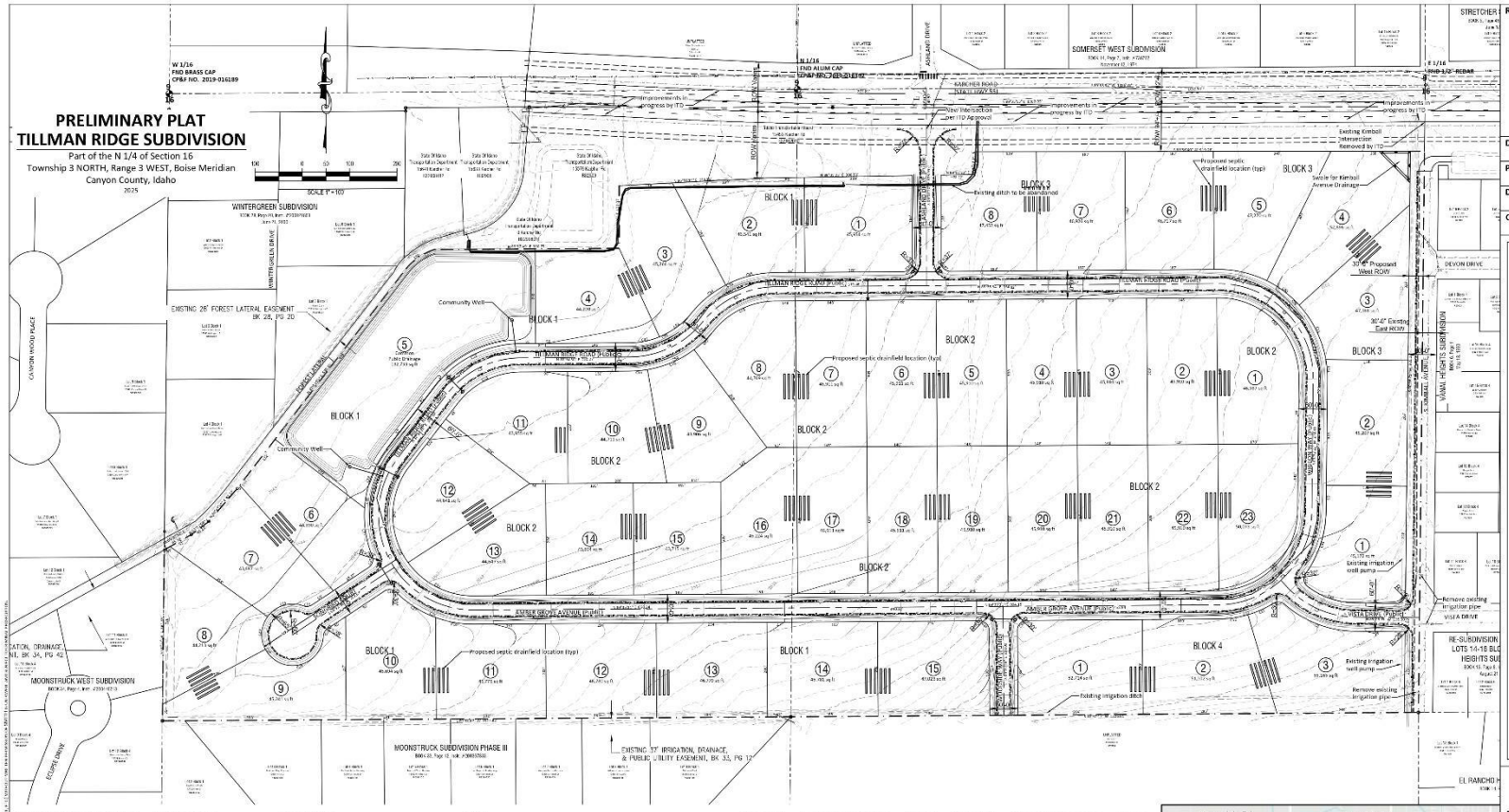
TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
NOTES

SMITH Civil Engineering
2485 E Oakcrest Dr, Eagle, ID 83616
(208) 870-8817

PROFESSIONAL ENGINEER REGISTERED 03/11/2026 8140 STATE OF IDAHO ROGER J. SMITH

Sheet
2

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OWNER/DEVELOPER
SIX POINT DEVELOPMENT
KRISTIN SHORT
16402 Orchard Avenue
Caldwell, ID 83607
6pointdevelopment@gmail.com
(541) 786-2403

ENGINEER
SMITH CIVIL, INC.
ROGER J. SMITH, P.E.
2485 E. Oakborough Ct.
Eagle, ID 83616
roger-j-smith@msn.com
(208) 870-1015

PLANNER
BRISTLECONE LAND USE PLANNING
ELIZABETH ALLEN
1330 Williams Lane
Nampa, ID 83686
elizabeth@bristleconelanduseconsulting.com
(208) 477-1059

ACREAGE
62.11 acres (2,705,654 SF)

ZONING
AG (Agricultural)(Existing)
R1 (Single Family Residential)(Proposed)

IRRIGATION DISTRICT
Boise Project Board of Control

SCHOOL DISTRICT
Caldwell School District

SEWER DISTRICT
None

FIRE DISTRICT
Caldwell

FLOOD ZONE
Zone X

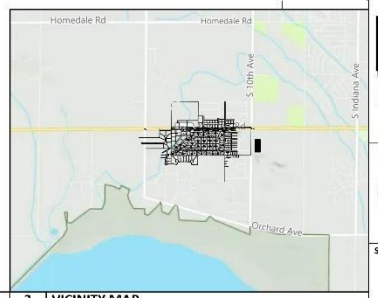
LOTS
Total: 49
Single Family Residential: 48
Common: 1 (Drainage)
Avg: 46,342 ft² (buildable)
Min: 43,687 ft² (buildable)

NOTES:

1. Utilities and drainage easement 5' wide at each interior lot line and 10' wide at public R-O-W and at subdivision exterior boundaries.
2. Sewer will be provided by individual lot owners using septic drainfields.
3. Water will be provided by two community wells.
4. Street storm drainage will be collected in the borrow areas adjacent to the streets and routed in the borrow to Lot 5 Block 1. Individual lot runoff will be retained on the associated lot
5. Pressure irrigation will be provided using the existing irrigation pumps near the southeast corner of the subdivision.
6. Power, gas, and communications utilities layout will be designed by the corresponding utility company.
7. All roads are public.
8. Site work and utility construction shall be performed in accordance with the requirements of the Highway District 4, the current edition of the Idaho Standards for Public Works Construction (ISPWC), International Plumbing Code (IPC), OSHA, and all other applicable local, state, national requirements.
9. Remove any utility or irrigation encroachments in S. Kimball Avenue.
10. Direct lot access to Karcher Rd (State Highway 55) and S. Kimball Avenue is prohibited.
11. The Homeowners Association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
12. All homes will be equipped with NFPA 13D fire suppression systems in lieu of hydrants.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	68°55'15"	250.00	300.62	S 45°59'56" W	282.93
C2	1°42'22"	200.00	5.96	N 20°24'19" W	5.96
C3	37°49'05"	200.00	131.98	N 41°32'31" E	129.62
C4	58°31'57"	200.00	174.91	N 64°14'17" E	170.84
C5	18°31'22"	200.00	64.66	N 64°14'24" E	64.38
C6	90°00'35"	200.00	314.20	S 45°53'02" E	282.85
C7	42°53'18"	200.00	144.80	S 65°53'38" E	141.50
C8	40°31'34"	200.00	352.68	N 69°07'52" W	309.32
C9	1°16'08"	200.00	69.24	N 83°32'09" W	69.60
C10	30°43'44"	250.00	113.48	S 74°12'39" W	112.61
C11	12°12'54"	250.00	59.26	S 85°42'26" W	59.12
C12	15°31'50"	250.00	67.20	S 85°35'42" W	67.00
C13	90°00'00"	20.00	31.42	S 44°53'41" W	28.28
C14	89°38'09"	50.00	31.44	N 45°24'24" W	28.33
C15	15°31'50"	250.00	67.20	N 85°35'42" W	67.00
C16	29°46'14"	250.00	82.84	N 80°06'26" W	81.90
C17	82°32'03"	200.00	99.21	N 57°26'06" W	98.97
C18	178°27'48"	20.00	27.33	N 84°14'31" W	175.90
C19	38°37'34"	20.00	18.84	S 28°32'32" W	18.15
C20	68°29'30"	85.00	226.03	N 33°32'22" W	176.47
C21	53°58'05"	85.00	18.84	N 83°10'37" E	18.15
C22	119°40'47"	85.00	169.40	S 77°13'04" W	125.37
C23	64°38'38"	85.00	72.44	N 62°45'43" E	68.72
C24	52°51'07"	85.00	64.80	N 71°07'08" E	78.53
C25	78°27'47"	20.00	27.39	N 17°17'41" E	24.53
C26	68°27'47"	200.00	238.69	N 01°47'31" E	224.12
C27	23°41'57"	250.00	103.36	N 09°09'44" W	102.60
C28	53°41'39"	280.00	155.32	N 20°40'04" E	153.30
C29	52°36'15"	250.00	229.56	N 61°19'31" E	221.65
C30	30°33'57"	170.00	150.03	N 64°16'13" E	145.21
C31	21°46'47"	170.00	64.62	N 78°39'47" E	64.23
C32	28°47'10"	170.00	85.41	N 51°23'49" E	84.51
C33	30°36'23"	250.00	203.14	N 64°17'24" E	196.61
C34	23°23'04"	280.00	99.87	N 59°40'46" E	99.32

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C35	17°15'45"	250.00	120.77	N 75°58'58" E	119.35
C36	89°23'34"	20.00	31.20	N 64°41'47" E	28.13
C37	90°23'06"	20.00	31.55	S 25°10'25" E	28.38
C38	50°00'47"	250.00	355.35	S 45°45'02" E	528.13
C39	26°48'29"	200.00	187.35	S 77°20'41" E	180.39
C40	11°20'01"	230.00	86.08	S 52°56'56" E	85.54
C41	33°23'31"	250.00	139.48	S 78°39'18" E	137.78
C42	31°04'57"	230.00	42.46	S 06°41'57" E	42.42
C43	14°53'47"	230.00	149.22	S 18°04'51" W	146.08
C44	87°37'23"	20.00	30.88	S 28°42'03" E	27.90
C45	26°47'00"	1,700.00	396.67	N 71°38'54" E	395.78
C46	89°50'25"	20.00	31.41	N 15°36'41" E	28.28
C47	88°29'00"	1,700.00	1,754.03	S 43°20'29" W	1,673.28
C48	88°09'12"	1,700.00	261.56	S 46°59'53" W	261.53
C49	89°50'25"	230.00	360.67	N 15°36'41" E	324.80
C50	147°09'24"	1,700.00	4,364.47	N 26°25'29" W	3,305.40
C51	14°27'30"	1,700.00	428.88	N 52°39'28" W	427.77
C52	21°16'06"	1,700.00	631.05	N 70°48'20" E	627.39
C53	12°06'16"	1,700.00	359.03	N 83°34'39" E	358.39
C54	06°33'17"	2,230.00	254.98	N 04°34'12" E	254.85
C55	09°37'38"	2,230.00	374.74	N 04°50'51" E	374.32
C56	27°05'18"	2,230.00	1,054.18	N 18°36'28" E	1,044.37
C57	14°21'42"	2,230.00	1,003.03	N 41°39'04" E	1,000.08
C58	50°39'00"	1,700.00	1,502.15	N 64°53'25" E	1,454.32
C59	50°00'47"	2,230.00	1,945.84	S 45°45'02" E	1,884.53
C60	14°29'29"	2,230.00	1,011.97	S 77°20'41" E	1,009.08



1 PRELIMINARY PLAT 1"=100'

2 VICINITY MAP 1"=2000'

REVISED

Date: March 11, 2026
Project Number: 25003
Drawn: R J Smith
Checked: R J Smith, P.E.

TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY PLAT

SMITH Civil Engineering
2485 E Oakborough Ct, Eagle, ID 83616
208) 870-1015

PROFESSIONAL ENGINEER REGISTERED 8140 STATE OF IDAHO ROGER J. SMITH

Sheet 3

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PRELIMINARY DRAINAGE AND GRADING PLAN
TILLMAN RIDGE SUBDIVISION
Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2026
1 SITE PLAN
2 TWO LANE RURAL ROAD SECTION
NOTES
ITEM
TYPE
MINIMUM DEPTH
Right-of-Way Width = 80'
TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY DRAINAGE AND GRADING PLAN
SMITH
Civil Engineering
3425 E. Chisholm Ct., Eagle, ID 83616
(208) 631-3075
Date
March 13, 2026
Project Number
25003
Drawn
R.J Smith
Checked
R.J Smith, P.E.
REVISED
Sheet
4

Exhibit D.1

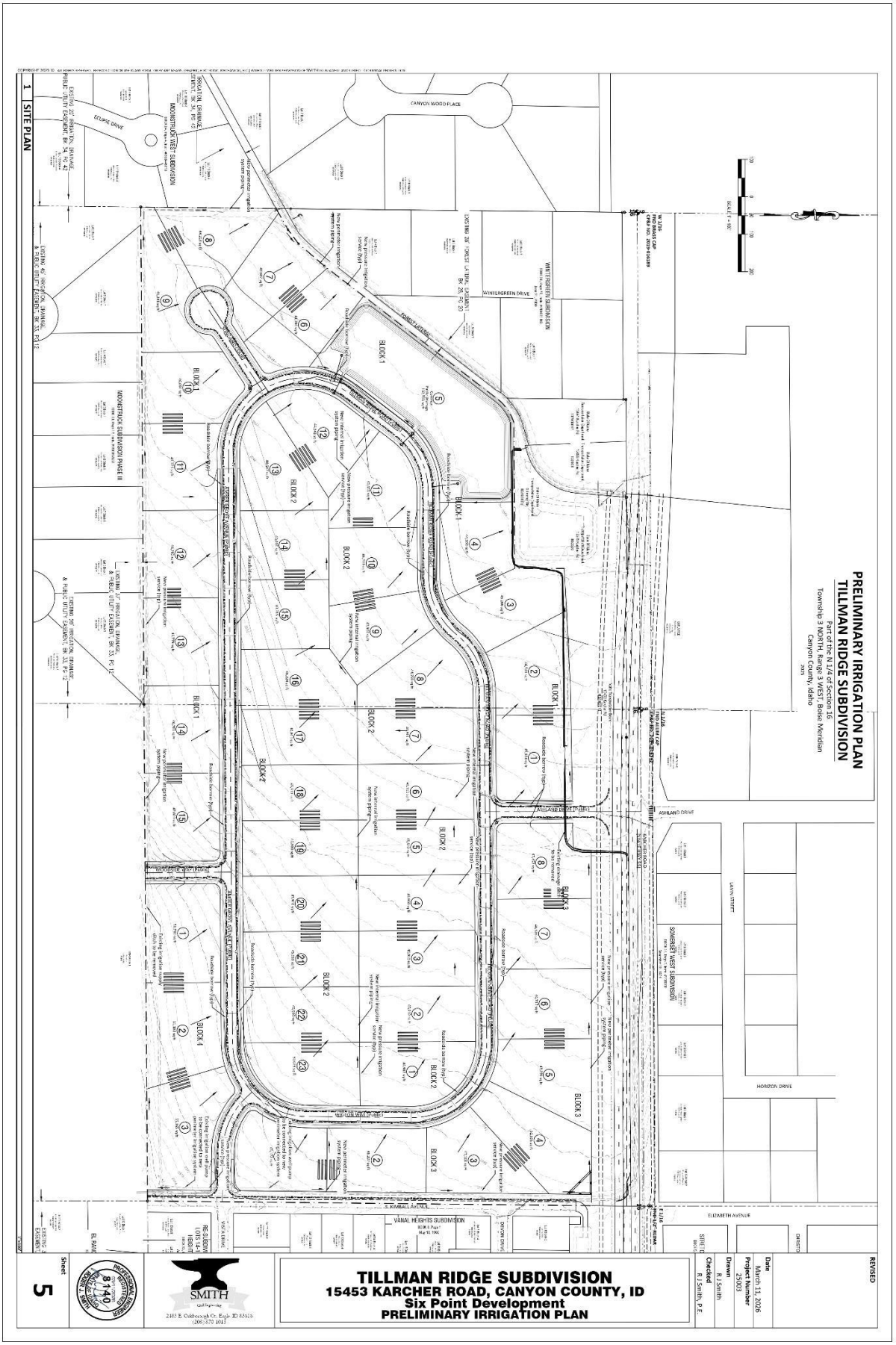

PRELIMINARY IRRIGATION PLAN
TILLMAN RIDGE SUBDIVISION
Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025
1 SITE PLAN
TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY IRRIGATION PLAN
SMITH
Civil Engineering
2483 E. Oddbrough Dr. Eagle ID 83616
(208) 870 1017
Sheet
5
Date
March 13, 2026
Project Number
25003
Drawn
R J Smith
Checked
R J Smith, P.E.
REVISED

Exhibit D.1

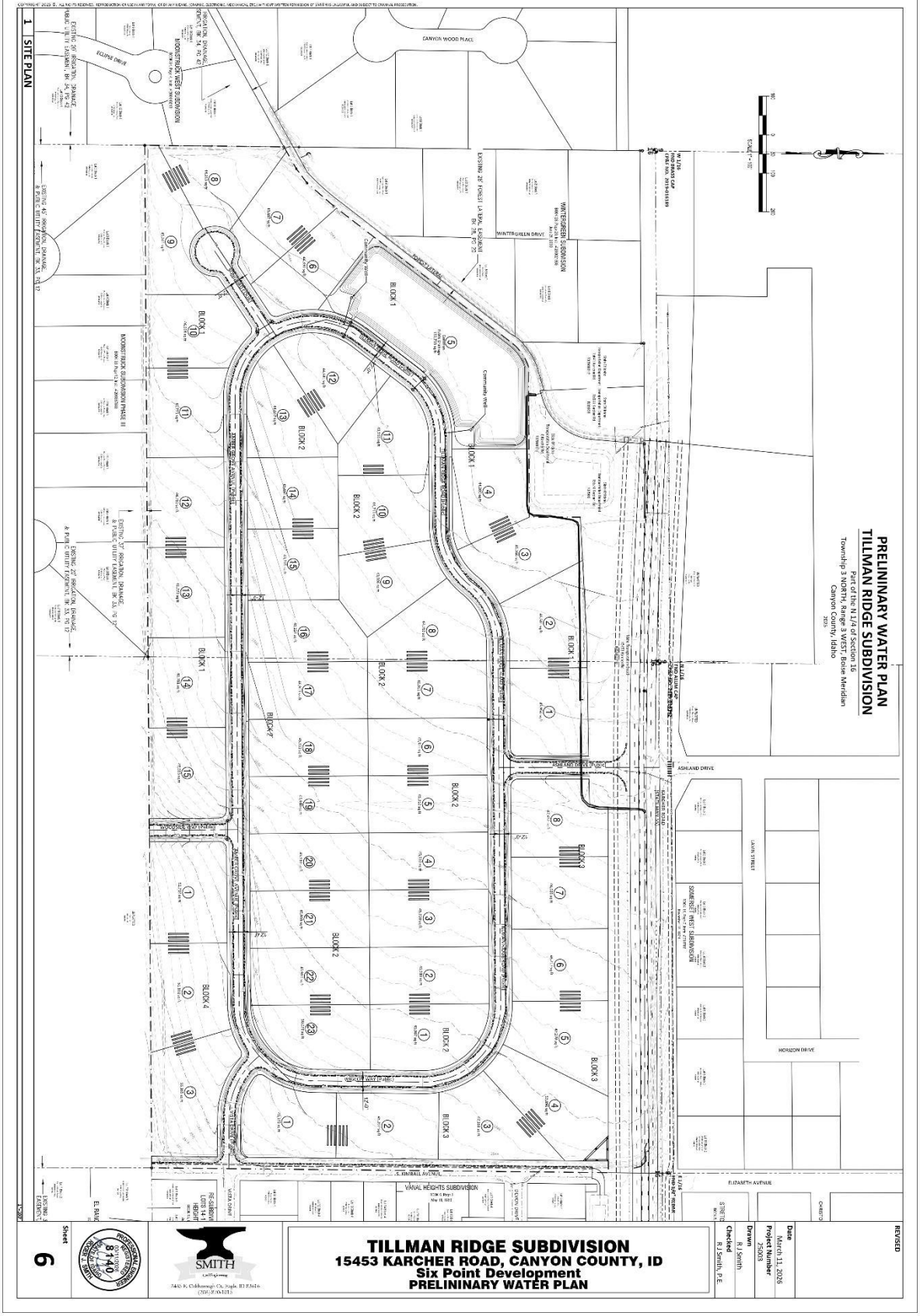

PRELIMINARY WATER PLAN
TILLMAN RIDGE SUBDIVISION
Part of the N 1/4 of Section 16
Township 3 NORTH, Range 3 WEST, Boise Meridian
Canyon County, Idaho
2025
1 SITE PLAN
CANYON WOOD PLACE
ECLIPSE DRIVE
WINTERGREEN SUBDIVISION
WINTERGREEN DRIVE
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
ASHLAND DRIVE
HORIZON DRIVE
ELIZABETH AVENUE
S. KIMBALL AVENUE
VANAL HEIGHTS SUBDIVISION
SOMERSET WEST SUBDIVISION
TILLMAN RIDGE SUBDIVISION
15453 KARCHER ROAD, CANYON COUNTY, ID
Six Point Development
PRELIMINARY WATER PLAN
SMITH
7455 S. Cobblestone Ct., Eagle, ID 83616
(208) 870-8215
Sheet
6
Date
March 13, 2026
Project Number
25003
Drawn
R.J. Smith
Checked
R.J. Smith, P.E.
REVISED

Exhibit D.1

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: [redacted]
FAX:

18 September 2026

RECEIVED
SEP 2 2 2026
RECEIVED

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Tillman Ridge Sub **SD2026-0001**
15453 Karcher Rd.
Caldwell, ID
Forest Canal 200+00 **Above Canal No Surface Water Right**
Sec. 16, T3N, R3W, BM.

Dan Lister:

The United States' Forest Canal lies within the boundary of the above-mentioned location. The easements for this facility are held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement of 25 feet northwest and 25 feet southeast of the Forest Canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates and pathways, as may be required, must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be given.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Bureau of Reclamation and Boise Project and is to include all appurtenant boxes and/or structures and must be warranted by the landowner for a period of (5) five-years. The Relocation Agreement must be secured prior to ANY disturbance of that facility.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the land owner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the plans to include all drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at [redacted]

Sincerely,

Kevin Reeves
Assistant Project Manager, BPBC

tbr/tr
cc: Tony Avermann Watermaster, Div; 4 BPBC
File

Exhibit D.2

Case # SD2026-0001 **Preliminary Plat - Tillman Ridge Subdivision** **15453 Karcher Rd, Parcel R32862 Caldwell**

****NO BOISE PROJECT SURFACE WATER RIGHT ON PROPERTY - BACKS UP TO THE HIGH SIDE OF THE FOREST CANAL****

NOTE: XRef: Case # RZ2022-0012

Agency: Canyon County Development Services
Contact: Dan Lister, Planning Supervisor daniel.lister@canyoncounty.id.gov (208) 455-5959
Hearing Date: 10/22/2026. Response Deadline: 10/12/2026.

Development Project (see above)
BPBC Delivery Accounts
Excluded Accounts

X:\Scans\HorizonViewSub

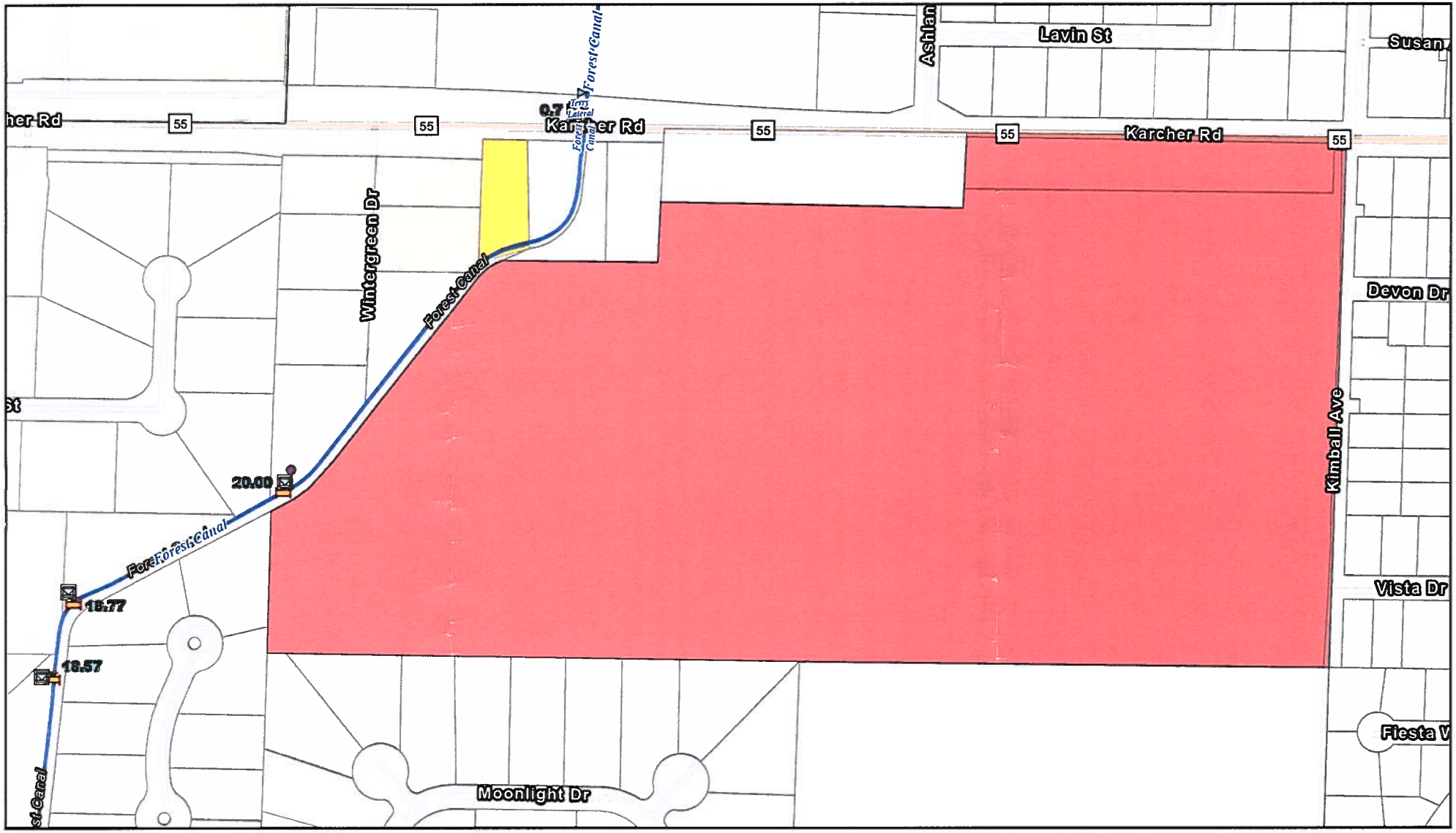


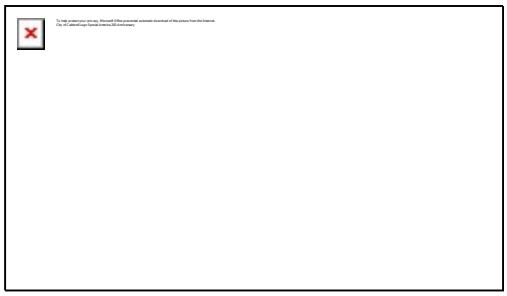
Exhibit D.2

GIS data and maps provided herein are compiled from various sources and are subject to constant change. Boise Project Board of Control makes no warranties or representations whatsoever regarding the accuracy, completeness, or suitability of this data for any particular purpose. This data is not a legally recorded map or survey and should not be used for legal, engineering, or surveying purposes. The user assumes all risk and liability associated with the use of this information.

Dan Lister

From: Joseph Bongiorno [redacted]>
Sent: Thursday, September 17, 2026 1:50 PM
To: Dan Lister
Subject: [External] FW: Agency Notice SD2026-0001 / Tillman Ridge Subdivision

No new comments from Fire. I know Chief Perry was emailing with them to include a note on the plat about fire hydrants/Fire flow.



Caldwell Fire Department
Joseph Bongiorno FM,CFI, CFEI
Fire Prevention Officer
621 Cleveland Blvd. Caldwell, ID • 83605
www.cityofcaldwell.org • [redacted]

From: Alan Perry <[redacted]>
Sent: Thursday, September 17, 2026 10:27 AM
To: Joseph Bongiorno [redacted]>
Subject: Fw: Agency Notice SD2026-0001 / Tillman Ridge Subdivision

Get Outlook for iOS

From: Caitlin Ross <[redacted]>
Sent: Thursday, 17 September 2026 10:24:34
To: [redacted]

Date 01/16/2026

Canyon County – Development Services
Re: Case Number: SD2026-0001

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

- Nearest Fire Station:
- Station 12 724 E Ustick Rd. Caldwell,

- Distance: 2.7 Miles
- Estimated response time: 6 minutes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

403 Blaine Street • Caldwell, ID 83605 • Phone [redacted] • Fax [redacted]

Conditions:

1. Water Supply – application states water will be supplied by the City of Caldwell. The piping for the hydrants shall be looped. See the City Engineer for further.

   For residential (R-3) structures under 3,600 square feet, the required fire flow is 1,000 gallons per minute for a duration of one hour, per 2018 IFC Table B105.1(1). Structures exceeding 3,600 square feet require additional fire flow and duration as specified in 2018 IFC Table B105.1(2).

   Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

2. 6-05-19: DISPLAY OF ROAD ADDRESS NUMBERS: (1)
   Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.

3. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)

4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

7. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the

imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation about whether the road surface meets this standard. (IFC D102.1)

9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

10. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

12. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

14. **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1** One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

    Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

15. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

1. Commercial/Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with an address & receipt of fees, the applicant shall fill out the appropriate rural construction form and submit the project to the Caldwell Fire Department through the Caldwell City's CitizanServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. • Submit your application packet through the online portal found Citizenserve Online Portal

   The Commercial & Residential Fire Permit application can be found on-line at Fire Safety Permits | City of Caldwell, Idaho

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
[redacted]

Dan Lister

From: Anthony Lee <[redacted]>
Sent: Friday, January 16, 2026 3:04 PM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification - Tillman Ridge Subdivision / SD2026-0001

Hi Dan,

1.) Will a Nutrient Pathogen Study be required? **This proposal is outside the designated nitrate priority, therefore there is no requirement for conducting an N-P study.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted on site.**
3.) Any concerns about the plat/development of the plat? Any conditions/mitigation measures to reduce impacts or concerns? **There are no concerns with the proposed plat development, provided all Southwest District Health (SWDH) requirements are met in compliance with IDAPA 58.01.03.**

The applicant will need to schedule a pre-development meeting with SWDH.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o [redacted] | c [redacted] | f [redacted]

[redacted] | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Jennifer Almeida <[redacted]>
Sent: Friday, January 16, 2026 10:03 AM
To: [redacted]

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
[redacted]

January 20, 2026

Re: Tillman Ridge Subdivision / SD2026-0001

Dear Canyon County Planning and Zoning,

If approved, students living in the Tillman Ridge Subdivision would attend West Canyon Elementary School, Vallivue Middle School, and Vallivue High School.

Although growth projections show that most elementary schools in the Vallivue School District will reach or exceed capacity by 2029, West Canyon Elementary is expected to be the least impacted. However, its attendance boundaries were intentionally drawn to absorb growth and lessen the enrollment pressure that many of our other elementary schools are experiencing.

For example, the Greenmont South, Hoshaw, and Solstice subdivisions are geographically closer to Falcon Ridge Elementary and Central Canyon Elementary. Still, we intentionally assigned them to West Canyon because growth around our other schools is occurring so rapidly. Sending these subdivisions to West Canyon helps prevent the majority of our schools from reaching capacity too quickly.

Even with this strategic boundary placement, approving additional developments within the West Canyon attendance area makes it increasingly difficult to keep all schools at appropriate enrollment levels over the next 5 to 10 years.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to West Canyon Elementary over the long term:

- **Chickasaw:** 300 single family attached homes
- **Howshaw:** 428 single family attached homes
- **Granite Crest:** 319 single family homes
- **Greenmont South:** 344 single family attached homes
- **Verbena Ranch:** All the homes west of 10th ave on this development
- **Element Ridge:** 215 single family attached homes
- **Christensen:** 135 single family attached homes
- **Vineyard Gates:** 20 single family attached homes
- **Solstice:** 100 single family lots
- **Farmway Estates:** 41 lots
- **August Park:** 24 single family homes

As developments like the Tillman Ridge 48 residential lots are approved, the Vallivue School District will find it increasingly challenging to sustain appropriate enrollment levels in the years ahead. Thank you for your consideration.

Sincerely,

Joseph Palmer
Assistant Superintendent

Dan Lister

From: Nathan Blank <[redacted]>
Sent: Monday, September 21, 2026 10:21 AM
To: Dan Lister
Subject: [External] RE: Agency Notice SD2026-0001 / Tillman Ridge Subdivision
Attachments: Tillman Ridge.pdf

Dan,

All conditions of the current staff report from February are good with ITD with the exception of the granted full access approach onto Karcher now being a right in/right out with the current ITD Karcher Rd project configuration. I have included the staff report. Let me know if you have any questions. Thanks.

Nate Blank | Development Services Senior Planner
Idaho Transportation Department| District 3
Email: [redacted]

From: Caitlin Ross <[redacted]>
Sent: Thursday, September 17, 2026 10:25 AM
To: [redacted]
Subject: Agency Notice SD2026-0001 / Tillman Ridge Subdivision

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
[redacted] • itd.idaho.gov

February 3, 2025

Elizabeth Allen
Owner/Princepal Planner
Bristlecone Land Use Consulting
[redacted]

RE: Tillman Ridge - ITD Development Staff Report

Dear Elizabeth,

The Idaho Transportation Department (ITD) has completed our review of the Tillman Ridge Traffic Impact Study (TIS). The proposed development abuts the southeren Right of Way of SH-55 (Karcher Road) MP 11.03, Canyone County, Idaho.

Development Summary

Tillman Ridge is a proposed residental development consisting of 49 single-family residential lots, estimating a 2027 build-out year. One full access approach onto SH-55 (Karcher Road) is being requested.

ITD Staff Requirements

ITD accepts the TIS as submitted with no further recommendation or requirements.

Expiration of Staff Report

In the event the proposed development has not obtained necessary permits within two years, this staff report will no longer be valid and ITD may request an updated TIS to reflect current traffic conditions.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
[redacted] • itd.idaho.gov

mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Canyon County, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at [redacted] or Niki Benyakhlef, Development Services Coordinator at [redacted] or email [redacted].

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Cc: Dan Lister, Canyon County Development Services, Principal Planner
Chris Hopper, Highway District 4, District Engineer

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

[redacted]

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

June 5, 2026

Dan Lister, Planning Supervisor
Canyon County Development Services Dept.
111 North 11th Ave. Ste. 340
Caldwell, Idaho 83605

Re: SD2026-0001 Tillman Ridge Subdivision

Dear Mr. Lister,
Our office received a notification regarding a revised preliminary plat for parcel R32862 from Bristlecone Land Use Consulting for Tillman Ridge Subdivision. The proposed plat consists of 48 residential lots and 2 common lots on approximately 62.11 acres of land in Canyon County. The applicant no longer proposes to utilize City services, instead the applicant proposes to utilize two community wells for water and individual septic drainfields for sewer service.

This parcel is currently located approximately 1,200 feet from any existing City of Caldwell's incorporated limits. The Comprehensive Plan depicts this property within the future land use map as being split, with a Community Center place-type on the eastern half of the property and Mixed Use Center on the western half of the site. Both place-types require mixed-use development and higher densities than are being proposed with this development (8 - 25 du/ac). Therefore, the City finds the proposed preliminary plat with an average density of 0.77 units per acre to be inconsistent with the Comprehensive Plan both in terms of use & residential densities.

However, we also acknowledge that the surrounding properties adjacent to this parcel have been developed as single-family detached dwellings and therefore the proposed use is compatible with the adjacent development. Additionally, the place-type designation of the parcel immediately adjacent to the south is Neighborhood 1, which anticipates a low-density residential development of no more than 2 units per acre or agricultural uses.

Therefore, we are not opposed to the development provided the applicant provide a 35-foot-wide street landscaping buffer in accordance with Caldwell City Code 10-02-09-5(11) along Karcher Rd. Please let me know if you have any questions.

Sincerely,

Morgan Bessaw
Deputy Director

Memorandum

To: Dan Lister, Planning Supervisor
Canyon County Development Services Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City of Caldwell Public Works Director

Re: Case No. SD2026-0001 (Tillman Ridge Subdivision)

Date: June 2, 2026

The Engineering Department provides the following comments on a request for a Preliminary Plat Application for the Tillman Ridge Subdivision, a single-family residential development located at the southwest corner of Karcher Road and Kimball Avenue. The subject property consists of approximately 62.11 acres and is identified as Parcel No. R3286200000. In 2025, the subject property received approval for a Conditional Rezone to Single-Family Residential (CR-R1) together with an associated Development Agreement. The subject property and surrounding lands are designated as Residential on the Canyon County future land use map. The Tillman Ridge Subdivision includes a total of 50 lots, consisting of 48 single-family residential lots and two common lots dedicated to drainage and an irrigation well. The subdivision has an average lot size of 1.08 acres (46,293 square feet), which exceeds the minimum average lot size of 0.75 acres required under the Tillman Ridge Development Agreement.

Per CCCO 09-01-21 of the area of city impact agreement, the following applies unless waived:

(2) City of Caldwell's subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply.

(3) The following city of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions:

- *A. City road widths and profiles found in subsections 11-03-03(2), (3), (4), and (5) of the City of Caldwell municipal code, in the form existing as of April 1, 2005.*
- *B. Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005.*
- *C. Caldwell city ordinance 2548, in the form existing as of April 1, 2005.*
- *D. Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005.*
- *E. Municipal code of the city of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005.*
- *F. Municipal code of the city of Caldwell, chapter 10, article 10, "Transportation Policies and Practices", in the form existing as of April 1, 2005.*
- *G. Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005.*

Exhibit D.7b

(4) Except as set forth above, all other standards of applicable Canyon County codes and ordinances; and

(5) For subdivisions and planned unit developments applied for in the Caldwell area of city impact, Canyon County will require, on the face of each final plat, a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.

- *Additionally,* the plat is proposing a community water system instead of wells or connecting to city water in the area of city impact (Authority: Pursuant to Section 31-3805 Idaho Code, Idaho Ground Water Act Title 42 Idaho Code, IDAPA 58.01.08 - Idaho Rules for Public Drinking Water Systems, and IDAPA 37.03.09 – Well Construction Standards Rules). I believe the city has a review process for such requests.

Applicant must work with the City of Caldwell to ensure facility is designed and constructed to meet all operational requirements in addition to all master plan and design standards. The City will require the opportunity to comment on the design documents of the well and well house as well as issue final approval of all water infrastructure. The City will also require a preconstruction meeting with associated inspections.

Chapter 38, Title 31, Idaho Code - 31-3805. DELIVERY OF WATER WITHIN SUBDIVISIONS.

(1) The provisions of this section shall apply to any proposed subdivision, as defined in chapter 13, title 50, Idaho Code, within the state of Idaho or to a subdivision subject to a more restrictive county or city zoning ordinance.

(2) For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply:

If a shared well or public water system is installed, it shall be designed to meet the requirements of that municipal provider and be planned to integrate with and connect to the municipal provider's system when appropriate. The requirements of this paragraph shall not apply if an agreement is reached with the municipal provider.

(b) The municipal provider shall be consulted in the design of the shared well or public water system to ensure proper integration; and

(c) Upon connection to the municipal provider's system, the water rights associated with the subdivision's shared well or public water system shall be conveyed to the municipal provider.

The well construction standards for Municipal Water are written into the Idaho Code (Idaho Department of Environmental Quality (DEQ) under IDAPA 58.01.08 and the Idaho Department of Water Resources (IDWR) under IDAPA 37.03.09). This includes setbacks and construction standards.

DEQ Well Permitting Requirements include:

1. *Well PER*
2. *Wellsite Evaluation*
3. *Well P&S*
4. *Well Completion Report*
5. *Well House PER*
6. *Well House P&S*

7. *Operations & Maintenance Manual*
8. *Record Drawings*
9. *Final Inspection*